



BK: 2016 PG: 487
Recorded: 2/26/2016 at 1:51:09.0 PM
Fee Amount: \$17.00
Revenue Tax: \$114.40
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2778ESP)

Return To: Michael James Frank, 530 NW 4th Street, Earlham, Iowa 50072

Taxpayer Information: Michael James Frank, 530 NW 4th Street, Earlham, Iowa 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Lucille M. Mabis, a single person, and Christine Marie Van Pelt and Doug Van Pelt, wife and husband,** do hereby Convey to **Michael James Frank, a single person,** the following described real estate in Madison County, Iowa:

The West 117.00 feet of Lot Two (2) and the North Half of vacated alley in Block Eight (8), Wilson's Addition to the City of Earlham, Madison County, Iowa;

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of February 26, 2016. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$86,400.00 until 90 days from the date of February 26, 2016. These restrictions shall run with the land and are not personal to the Grantee

Subject to all covenants, restrictions and easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all

