



Document 2016 796

Book 2016 Page 796 Type 03 001 Pages 2

Date 4/04/2016 Time 1:05:53PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$168.80

Rev Stamp# 95 DOV# 100

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$106,000

### WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Tyler Dean Frank  
455 N.W. 2nd Street  
Earlham, Iowa 50072

✓ **Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Michael J. Frank

**Grantees:**

Tyler Dean Frank

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of \$106,000.00 and no/100ths----- Dollar(s) and other valuable consideration,  
MICHAEL J. FRANK, a single person,  
do hereby Convey to TYLER DEAN FRANK,  
\_\_\_\_\_ the following described real estate in Madison County, Iowa:

Lot Six (6) and the South Half (S½) of Lot Five (5) in Block Seventeen (17) of the Original Town of Earlham,  
Madison County, Iowa.

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 persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 31, 2016

Michael J. Frank \_\_\_\_\_ (Grantor) \_\_\_\_\_ (Grantor)  
Michael J. Frank (Grantor) \_\_\_\_\_ (Grantor)  
\_\_\_\_\_ (Grantor) \_\_\_\_\_ (Grantor)

STATE OF IOWA, COUNTY OF 31st POLK  
This record was acknowledged before me this 29th day of March, 2016, by Michael J. Frank, a single person



[Signature]  
Signature of Notary Public