



Document 2017 898

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Date 3/21/2017 Time 3:48:44PM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$1,534.40

Rev Stamp# 111 DOV# 118

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED - SEVERAL GRANTORS

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

WJW
\$ 959,440

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Michael H. and Penny L. Frey
1365 Earlham Road
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Susan E. Smith
Cynthia L. Smith
Steven F. Scar

Grantees:

Michael Harold Frey
Penny Lynn Frey

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(Several Grantors)**

For the consideration of \$959,440.00 and no/100ths----- Dollar(s)
and other valuable consideration, SUSAN E. SMITH and WILLIAM L. SMITH, wife and husband;
CYNTHIA L. SMITH and MONTGOMERY L. SMITH, wife and husband; STEVEN F. SCAR and
HEATHER T. SCAR, husband and wife, do hereby Convey to
MICHAEL HAROLD FREY and PENNY LYNN FREY, husband and wife, as joint tenants with full
rights of survivorship, and not as tenants in common, the following described real estate in
Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

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 on March 15, 2017.

Susan E. Smith
Susan E. Smith (Grantor)

William L. Smith
William L. Smith (Grantor)

Cynthia L. Smith
Cynthia L. Smith (Grantor)

Montgomery L. Smith
Montgomery L. Smith (Grantor)

Steven F. Scar
Steven F. Scar (Grantor)

Heather T. Scar
Heather T. Scar (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on March 15, 2017, by Susan E. Smith
and William L. Smith



TMSchriener
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 15, 2017, by Cynthia L. Smith and Montgomery L. Smith



TMSchriener
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

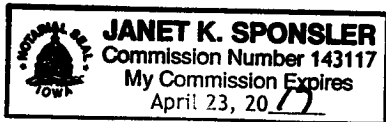
This record was acknowledged before me on March 15, 2017, by Steven F. Scar



TMSchriener
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 21, 2017, by Heather T. Scar



Janet K. Sponsler
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

Signature of Notary Public

Exhibit "A"

The Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), **AND** the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11), more particularly described as follows, to-wit: Commencing at the Southeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section (11), thence North $0^{\circ}25'34''$ West 1324.16 feet along the East line of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11) to the North line of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11), thence South $85^{\circ}52'19''$ West along the North line of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11), 235.20 feet; thence South $1^{\circ}26'57''$ West 1324.02 feet to the South line of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11); thence East 278.54 feet to the Point of Beginning, containing 7.8065 acres; **AND EXCEPT** the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11).

MCA