



Document 2017 3427

Book 2017 Page 3427 Type 03 001 Pages 2

Date 11/01/2017 Time 1:56:44PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$402.40

ANNO

Rev Stamp# 471 DOV# 480

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$252,000

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)

James W. Anderson and Betty A. Anderson
530 N.W. 4th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Michael James Frank

Grantees:

James W. Anderson
Betty A. Anderson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of 252,000.00 and no/100ths----- Dollar(s) and other valuable consideration, MICHAEL JAMES FRANK and TERRI ZIMMERMAN-FRANK, husband and wife, do hereby Convey to JAMES W. ANDERSON and BETTY A. ANDERSON, 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:

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.



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 November 1, 2017

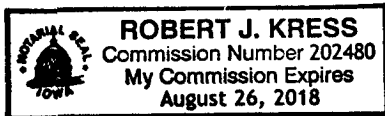
Signature of Michael James Frank
Michael James Frank (Grantor)

Signature of Terri Zimmerman-Frank
Terri Zimmerman-Frank (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on November 1, 2017, by Michael James Frank and Terri Zimmerman-Frank



Signature of Notary Public