

BK: 2018 PG: 2787
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Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 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)

Linda M. Smith
1786 Elmwood Avenue
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Mary Louise Frey

Grantees:

Linda M. Smith
Michael H. Frey

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100ths (\$1.00)----- Dollar(s) and other valuable consideration, MARY LOUISE FREY also known as Louise Frey, a single person, do hereby Convey to LINDA M. SMITH and MICHAEL H. FREY

the following described real estate in

Madison County, Iowa:

Grantor, Mary Louise Frey, hereby conveys and relinquishes to the grantees the life estate bequeathed to her under the Last Will And Testament of Harold A. Frey, deceased, in and to the following described real estate in which the grantees are the owners of the remainder interest, to-wit:

An undivided one-half interest in and to:

South One-half (S1/2) of the Northeast Quarter (NE1/4) of Section 33, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

This is a deed between parent and child, without actual consideration; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11), Code of 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 August 27, 2018.

(Grantor)

Mary Louise Frey (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on August 27, 2018, by Mary Louise Frey

Signature of Notary Public

