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Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
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, LINDA M. SMITH and MICHAEL H. FREY do hereby Convey to Madison County, Iowa:

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

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 February 1, 2019.

(Grantor)

Mary Louise Frey
Mary Louise Frey (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on February 1, 2019, by Mary Louise Frey

Sara Tessmer
Signature of Notary Public

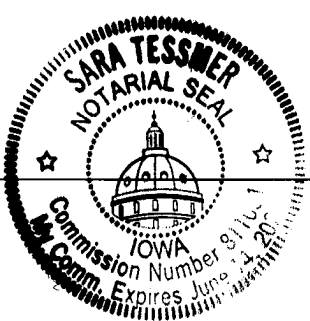


EXHIBIT "A"

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:

(a) An undivided one-half interest in and to:

The Northwest Quarter ($\frac{1}{4}$) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

(b) An undivided one-half interest in and to:

The East Half of the Southwest Quarter ($E\frac{1}{2} SW\frac{1}{4}$) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

(c) An undivided one-half interest in and to:

The West Half of the Southwest Quarter ($W\frac{1}{2} SW\frac{1}{4}$) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

(d) An undivided one-half interest in and to:

The West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 23 in Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, excepting therefrom the following: Beginning at the Northwest Corner of the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 23, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence South $0^{\circ}00'$ West 430.0 feet along the West line of the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section 23; thence South $89^{\circ}08'$ East 433.63 feet; thence North $0^{\circ}27'$ East 430.0 feet to the North line of the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section 23; thence North $89^{\circ}08'$ West 437.0 feet to the point of beginning, containing 4.3 acres more or less and subject to the existing road right-of-way.