



Document 2021 2683

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

Rev Stamp# 298 DOV# 296

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**WARRANTY DEED JOINT TENANCY**

**Recorder's Cover Sheet**

\$120,000<sup>00</sup>

LSB109684

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:

1 515-462-3731

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**Taxpayer Information:** Robert Frantik and Jeanne Frantik, 229 Isleview Drive, Oswego, IL 60543

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Nicholas E. Mescher and Paige Mescher

**Grantees:** Robert Frantik and Jeanne Frantik

**Legal Description:** See Page 2

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



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Twenty Thousand Dollar(s) and other valuable consideration, Nicholas E. Mescher and Paige Mescher, husband and wife, do hereby Convey to Robert Frantik and Jeanne Frantik, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "E", located in Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 14.66 acres, as shown in Plat of Survey filed in Book 2021, Page 2252 on June 2, 2021, in the Office of the Recorder of 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: 6-18-21

Nicholas E. Mescher, Grantor

Paige Mescher, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on June 18th 2021 by Nicholas E. Mescher and Paige Mescher.

Jessica Carvalho Fitzgerald, Signature of Notary Public

