



Document 2021 2685

Book 2021 Page 2685 Type 03 001 Pages 2	
Date 6/29/2021 Time 11:58:02AM	
Rec Amt \$12.00 Aud Amt \$5.00	INDX
Rev Transfer Tax \$191.20	ANNO
Rev Stamp# 299 DOV# 297	SCAN
LISA SMITH, COUNTY RECORDER	CHEK
MADISON COUNTY IOWA	

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

\$120,000^w

LSB110812

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Robert Frantik and Jeanne Frantik, 229 Isleview Drive, Oswego, IL 60543, and Brandon Baker and Sarah Baker, 201 NE 44th Street, #302, Ankeny, IA 50023

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

Grantors: Nicholas E. Mescher and Paige Mescher

Grantees: Robert Frantik, Jeanne Frantik, Brandon Baker and Sarah Baker

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, Jeanne Frantik, Brandon Baker and Sarah Baker, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "D", 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 15.91 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.

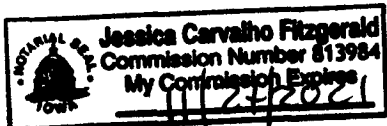
Dated: 6-18-21

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, husband and wife.



Signature of Notary Public