



Document 2021 3124

Book 2021 Page 3124 Type 03 001 Pages 2  
Date 7/27/2021 Time 1:42:33PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$239.20  
Rev Stamp# 368 DOV# 362  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$150,000

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

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

**Taxpayer Information:** Kay L. and Greg L. Sheffield. 920 W. South Street, Winterset, IA  
50273

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

**Grantors:** Chris Frank

**Grantees:** Kay L. Sheffield and Greg L. Sheffield

**Legal Description:** See Page 2

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



### WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Chris Frank, single, does hereby Convey to Kay L. Sheffield and Greg L. Sheffield, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

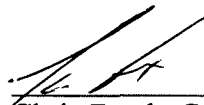
A tract of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, being more fully described as follows to wit: Commencing at a point 33 feet South and 544 1/2 feet West of the Northeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36), running thence West 82 1/2 feet, thence South 99 feet, thence East 82 1/2 feet, thence North 99 feet to the point of beginning.



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: 7.26.21

  
Chris Frank, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7.26.21 by Chris Frank.



  
Signature of Notary Public