

✓ IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

COMPUTER
RECORDED REC \$ 5.00
AUD \$ 5.00
COMPARED _____ R.M.F. \$ 1.00



REAL ESTATE TRANSFER
TAX PAID 35
STAMP #
\$ 106.40
Michelle Utsler
RECORDER
9-27-00 Madison
DATE COUNTY

FILED NO. 006123

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2000 SEP 27 AM 10:01

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: Lisa Allen MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-6264

LENDER TO COMPLETE: Address Tax Statements to: ANTHONY J FRANTZEN 410 E NORTH ST WINTERSET, IA 50273

\$ 67,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, JACK C. SHEEHAN AND JULIE M. SHEEHAN, HUSBAND AND WIFE, hereby convey unto ANTHONY J. FRANTZEN AND MELISSA B. FRANTZEN, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

LOT ONE (1) IN BLOCK ONE (1) OF WHITE & ESTLE'S ADDITION TO WINTERSET, MADISON COUNTY, IOWA AND LOCALLY KNOWN AS 410 E. NORTH STREET, WINTERSET, IOWA 50273



SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 Sept 23, 2000

JACK C. SHEEHAN
JULIE M. SHEEHAN

STATE OF Iowa, Madison COUNTY, SS:

On this 23 day of Sept, A.D. 2000, before me, a Notary Public in and for the State of Iowa, personally appeared, JACK C. SHEEHAN, A MARRIED PERSON, known to be one of the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Notary Public in and for Said State

STATE OF Iowa, Madison COUNTY, SS:

ROBERT D. WEEKS
MY COMMISSION EXPIRES
10-8-00

On this 23 day of Sept, A.D. 2000, before me, a Notary Public in and for the State of Iowa, personally appeared, JULIE M. SHEEHAN, A MARRIED PERSON, known to be one of the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Notary Public in and for Said State

ROBERT D. WEEKS
MY COMMISSION EXPIRES
10-8-00