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

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REC \$ 500
RECORDED V AUD \$ 500
COMPARED R.M.F. \$ 100



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MICKI UTSLER RECORDER MADISON COUNTY, IOWĄ

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

SPACE ABOVE THIS LINE FOR RECORDER 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 <u>ONE</u> Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, <u>JACK C. SHEEHAN AND JULIE M. SHEEHAN, HUSBAND AND WIFE</u>, hereby convey unto <u>ANTHONY J. FRANTZEN AND MELISSA B. FRANTZEN, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON</u>, the following described real estate, situated in <u>MADISON</u> 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



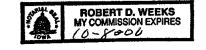
## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

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	
- <i>v</i>	a
	JACK C. SHEEHAN
	This on Sheehan
	JULISM. SHEEHAN
STATE OF TowA, Madison	COUNTY, SS:
On this 3 day of Sept the State of Fowp personally appear known to be one of the persons named in and who exthat they executed the same as their voluntary act an	
STATE OF Fow A Mudison	COUNTY, SS:  ROBERT D. WEEKS WY COMMISSION EXPIRES
On this 23 day of Sept the State of Fow A personally appearance of the persons named in acknowledge that they executed the same as their vo	



otary Public in and for Said State