

REAL ESTATE TRANSFER
TAX PAID 20
STAMP #
\$ 204.00
Michelle Utsler
RECORDER
2-20-04 Madison
DATE COUNTY

REC \$ 5.18
AUD \$ 5.18
R.M.F. \$ 5.18

COMPUTER
RECORDED
COMPARED

767
FILED NO. 2004 PAGE 767
2004 FEB 20 PM 12:31
12:31 pm
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
PHONE: _____
SPACE ABOVE THIS LINE
FOR RECORDER

Preparer Information Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267
Individual's Name Street Address City Phone, IOWA

Address tax statement: Edwin R. and Marjorie Smith, 445 N.E. Sixth Street, Earlham, Iowa



WARRANTY DEED - JOINT TENANCY

\$ 128,000.00

For the consideration of ---One Hundred Twenty Eight Thousand
Dollar(s) and other valuable consideration,
VELMA GRIFFITH FRANK and DON FRANK, wife and husband,

do hereby Convey to
EDWIN R. SMITH and MARJORIE SMITH, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

The North Half (1/2) of Lots One (1) and Two (2) in Block Sixteen (16) of Pitzer & Knight's Addition to the
City of Winterset, 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.

STATE OF TEXAS, Dated: February 17th, 2004

ss: Hidalgo COUNTY,

On this 17th day of February,
2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Velma Griffith Frank and Don Frank

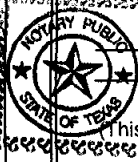
Velma Griffith Frank
Velma Griffith Frank (Grantor)

Don Frank
Don Frank (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

(Grantor)

(Grantor)



LYDIA SILVA
Notary Public
Lydia Silva
Notary Public

(This form of acknowledgment for individual grantor(s) only)