

REAL ESTATE TRANSFER
TAX PAID 53
STAMP #
\$ 319.20
Michelle Utsler
RECORDER
6-26-02 Madison
DATE COUNTY

REC \$ 5<sup>00</sup>  
 AUD \$ 5<sup>00</sup>  
 R.M.F. \$ 1<sup>00</sup>

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 BOOK 2002 PAGE 3112  
 2002 JUN 26 AM 10:56  
 MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Prepared by David M. Erickson, 666 Walnut Street, Suite 2500, Des Moines, (515) 288-2500  
 SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Thomas D. Frank, 712 West Court, Winterset, IA 50273  
 \$ 200,000.00

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** For the consideration of One Dollar(s) and other valuable consideration Dale Frank and Esther J. Frank, husband and wife, do hereby convey to Thomas D. Frank and Cindy L. Frank, 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:

Lots One (1), Two (2), and the East Half (1/2) of Lot Three (3) in Block Twenty (20) of West Addition to the Town of Winterset, Madison County, Iowa.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

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 grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned do 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: 06-22-02

Dale Frank  
 Dale Frank

Esther J. Frank  
 Esther J. Frank

STATE OF IOWA )  
 )SS.  
 COUNTY OF MADISON )

On this 22<sup>nd</sup> day of June, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Dale Frank and Esther J. Frank, husband and wife, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

**TAMMI LEATHERMAN**  
 COMMISSION NO. 174687  
 MY COMMISSION EXPIRES  
 6-10-03

Tammi Leatherman  
 NOTARY PUBLIC IN AND FOR SAID STATE