

REAL ESTATE TRANSFER  
TAX PAID 48  
STAMP #  
\$ 268.00  
Michelle Utsler  
RECORDER  
6-21-02 Madison  
DATE COUNTY

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

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FILED NO. \_\_\_\_\_  
BOOK 2002 PAGE 3026  
2002 JUN 21 PM 12:27  
12:27pm  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY IOWA

Preparer Information **Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731**

Individual's Name

Street Address

City

Phone



Address Tax Statement: **Larry E. Franks and and Arlene M. Franks,**  
# 168,000.00 **1607 Upland Trail, Prole, IA 50229**

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED - JOINT TENANCY**

For the consideration of ONE HUNDRED SIXTY EIGHT THOUSAND (\$168,000.00)  
Dollar(s) and other valuable consideration,  
**John D. Tomlinson and Jeanette K. Tomlinson, Husband and Wife,**

do hereby Convey to  
**Larry E. Franks and Arlene M. Franks, 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:

Parcel "A" located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th PM, Madison County, Iowa, as shown in Plat of Survey recorded in Book 3, Page 94, on August 20, 1997, in the Office of the Madison County Recorder



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 IOWA

Dated: May 28, 2002

ss: MADISON COUNTY,

On this 28 day of may, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared John D. Tomlinson and Jeanette K. Tomlinson 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.

John D. Tomlinson  
**John D. Tomlinson** (Grantor)

Jeanette K. Tomlinson  
**Jeanette K. Tomlinson** (Grantor)

\_\_\_\_\_  
(Grantor)

Carol Kiernan  
**Carol Kiernan**  
Notary Public

\_\_\_\_\_  
(Grantor)

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

