

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
\$ 94.40
Michelle Haler
RECORDER
8-4-03 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰
5⁰⁰

COMPUTER
RECORDED
COMPARED

FILED NO. 4571
BOOK 2003 PAGE 4571
2003 AUG -4 AM 10:50
(10:50 AM)
MICHAEL DUTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone



Address Tax Statement: Stevens and Laura Franklin
\$ 59,500.00 1161 W. Summit, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of FIFTY-NINE THOUSAND FIVE HUNDRED
Dollar(s) and other valuable consideration,
JEROLD L. CLYDE and SHARON A. CLYDE, Husband and Wife,

do hereby Convey to
STEVENS T. FRANKLIN and LAURA E FRANKLIN,

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

Parcel "M" in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 90°00'00" East 792.00 feet along the South line of the Southwest Quarter (1/4) of said Section Thirty-six (36); thence North 00°35'59" West 33.00 feet to a point on the North right-of-way line of Summit Street which is the Point of Beginning; thence continuing North 00°35'59" West 132.00 feet; thence South 90°00'00" East 132.00 feet; thence South 00°35'59" East 132.00 feet to a point on the North right-of-way line of Summit Street; thence North 90°00'00" West 132.00 feet to the Point of Beginning, containing 0.400 acres

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: 7/28/03

MADISON COUNTY, ss:

On this 28th day of July, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerold L. Clyde and Sharon A. Clyde

Jerold L. Clyde (Grantor)

Sharon A. Clyde (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.

Robert C Duff

Notary Public (Grantor)

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

