

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
515/462-3731

Preparer Information Jerrold B. Oliver, POB 230, Winterset, IA 50273 515/462-3731
Individual's Name Street Address City Phone



Address Tax Statement: Don and Velma Frank
407 N. 4th Avenue, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Donald Dean Frank and Velma Fay Frank

do hereby Convey to
Donald Dean Frank and Velma Fay Frank, as Trustees of the Frank
Residence Trust, created under the Trust Agreement dated October
20, 2003.

the following described real estate in Madison County, Iowa:

See Schedule "A" attached.

The consideration for this Deed is less than \$500.00. Therefore,
no Declaration of Value or Groundwater Hazard Statement is required

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: October 20, 2003

MADISON COUNTY,
On this 20th day of October,
2003, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Donald Dean Frank and Velma Fay
Frank

Donald Dean Frank
Donald Dean Frank (Grantor)

Velma Fay Frank
Velma Fay 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.

Jerrold B. Oliver
Notary Public

(Grantor)

(Grantor)

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



Lot A of the division of Lots Five (5) and a portion of Lot Six (6) in Block Eight (8) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa as shown by the plat of survey filed for record on September 17, 2003 in the Madison County Recorder's Office in Book 2003 at Page 5561 and under the Townhouse Declaration which is dated and filed for record in the Madison County Recorder's Office on May 18, 2001 in Book 2001 at Page 2018 and as amended by the Declaration dated August 26, 2003 and filed for record on August 27, 2003 in the Madison County Recorder's Office in Book 2003 at Page 5138 and an undivided interest in the common areas and facilities as provided by the Townhouse Declaration as amended.

SCHEDULE "A"