

ENTERED FOR TAXATION  
THIS 6 DAY OF June 2005  
Debbie Corke  
DEPUTY RECORDER

COMPUTER   
RECORDED   
COMPARED   
PH # (515) 453-6264

Return to:  
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (w)

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Mail tax statements to:  
Bobbi Jo Willcox, 714 S. 3<sup>rd</sup> Ave., Winterset, IA 50273  
mca

File #14504005

\$ 96,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeremy S. Frease and Jennifer S. Frease, husband and wife**, do hereby convey unto **Bobbi Jo Willcox, a single person and Heather Willcox, a single person**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in **Madison County, Iowa**:

**The South Half (1/2) of Lots One (1), Two (2), and Three (3) in Block Three (3) of W. A. Jenkins' 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 said 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 relinquish 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 )  
COUNTY OF MADISON ) SS:

Dated: May 23, 2005

On this 23<sup>rd</sup> day of May, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared **Jeremy S. Frease and Jennifer S. Frease, husband and wife**, 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.

Jeremy S. Frease  
Jeremy S. Frease

Jennifer S. Frease  
Jennifer S. Frease

Connie Harvey  
Notary Public in and for the said State

