



ENTERED FOR TAXATION
 THIS 11th DAY OF May
Michelle Micki
 COUNTY RECORDER

Document 2005 2049

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 Date 5/06/2005 Time 11:55 AM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$58.40
 Rev Stamp# 201 DOV# 196

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
 MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



WARRANTY DEED

(Joint Tenancy)
 THE IOWA STATE BAR ASSOCIATION
 Official Form No. 103
 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lewis H. Jordan
 P.O. Box 230
 Winterset, IA 50273
 Telephone: 515/462-3731

Taxpayer Information: (Name and complete address)

Craig D. Hemmen and Jean A. Hemmen,
 1944 Fairman
 State Center, IA 50247

Return Document To: (Name and complete address)

✓ Lewis H. Jordan
 Post Office Box 230
 Winterset, IA 50273

Grantors:

Anthony J. LaFratte
 Darlene LaFratte

Grantees:

Craig D. Hemmen
 Jean A. Hemmen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of THIRTY-SEVEN THOUSAND AND NO/100-----(\$37,000.00)-----
Dollar(s) and other valuable consideration,
Anthony J. LaFratte and Darlene LaFratte, Husband and Wife

do hereby Convey to
Craig D. Hemmen and Jean A. Hemmen

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", a part of the South 1/2 of the Northwest 1/4 of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is N85°19'21" E a distance of 1121.30 feet from the Northwest corner of said South 1/2 Northwest 1/4; thence N 85°19'21" E a distance of 732.53 feet; thence S04°47'38" E a distance of 44.87 feet; thence with a curve turning to the left with an arc length of 241.76 feet, with a radius of 1975.79 feet, with a chord bearing of S63°16'48" W, with a chord length of 241.61 feet, to a centerline; thence S60°28'08" W a distance of 559.75 feet; thence N 04°47'38" W a distance of 373.09 feet to the point of beginning, containing 3.41 acres, including 0.66 acres of county road right-of-way

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,
COUNTY OF MADISON

Dated: 5-3-05

This instrument was acknowledged before me on
May 3 2005
by Anthony J. LaFratte and Darlene LaFratte

Anthony J. LaFratte
Anthony J. LaFratte (Grantor)

Darlene LaFratte
Darlene LaFratte (Grantor)

Larry D. Watts, Notary Public



(Grantor)

(Grantor)

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