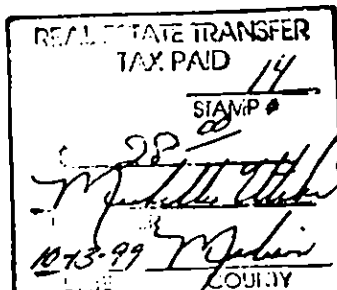


THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Samuel H. Braland ISBA # 000000454

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

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



FILED NO. 001505
BOOK 63 PAGE 508
99 OCT 13 PM 2:15

MICHELLE HOFFMAN
RECORDER
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---Eighteen Thousand and 00/100ths---
Dollar(s) and other valuable consideration,
REGENA C. HOFFMAN, a single person,

do hereby Convey to
MICHAEL J. FRANK and ROBERTA J. FRANK, 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:

Lot Four (4), except the East 25 Feet of the North 20 feet thereof, and Lot Three (3), in Block Four (4) of
Academy Addition to the Town of Earlham, Madison County, Iowa.

This deed is released from escrow and is delivered to the grantees in fulfillment and satisfaction of a real
estate contract recorded in Book 63, Page 324, in the Office of the Recorder of Madison County,
Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from
declaration of value and groundwater hazard statement filing requirements.

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: July 16, 1999

MADISON COUNTY, ss:

On this 16th day of July 19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Regena C. Hoffman

Regena C. Hoffman (Grantor)

(Grantor)

(Grantor)

(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.

Samuel H. Braland Notary Public

This is not an acknowledgment for individual grantor(s) only