

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

FILED NO. 1927

BOOK 60 PAGE 685

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MICHELLE UTSON
RECORDER
MADISON COUNTY, IOWA

This instrument prepared by Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273;
telephone (515) 462-3731.

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration,

DALE FRANK and ESTHER J. FRANK, Husband and Wife,

do hereby Convey to

DALE FRANK and ESTHER J. FRANK

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

Lots One (1) and Two (2) and the East Half (E 1/2) of Lot Three
(3), all in Block Twenty (20) of West Addition to the Town of
Winterset, Madison County, Iowa,

AND

Lot Seven (7) in Block Twenty-nine (29) of the Original Town of
Winterset, Madison County, Iowa.

This deed is between a husband and wife without actual
consideration; 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: Jan 10, 1996

MADISON COUNTY, ss:

On this 10 day of January,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Dale Frank and Esther J. Frank

Dale Frank
Dale Frank (Grantor)

Esther J. Frank
Esther J. 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.

(Grantor)

Jerrold B. Oliver
Jerrold B. Oliver
Notary Public

(Grantor)

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



JERROLD B. OLIVER
MY COMMISSION EXPIRES
August 28, 1997

DEED RECORD 60

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