

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 ISBA# 04132 Jordan, Oliver & Walters, P.C. Winterset, Iowa

REAL ESTATE TRANSFER TAX PAID 23 STAMP # 30 \$200 Michelle Utsler RECORDER 2-26-96 Madison COUNTY DATE COUNTY

COMPUTER RECORDED COMPARED REC 5.00 AUD 5.00 R.M.F. 1.00

FILED NO. 2282 BOOK 135 PAGE 784 96 FEB 26 AM 9:27 MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 515-462-3731 Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred twenty-six thousand and no/100--(\$126,000.00) Dollar(s) and other valuable consideration, Timothy R. Frank and Rayma A. Frank, husband and wife,

do hereby Convey to Brent Aldrich and Mandi Aldrich,

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

A tract of land described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East 1309.7 feet to the East Quarter (1/4) corner of said Section, thence South along the section line 495.56 feet, thence West 1308.8 feet to the West line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), thence North along said West line 495.56 feet to the point of beginning, Except the North 172 feet thereof.

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, ss: Madison COUNTY, On this 23rd day of February 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy R. Frank and Rayma A. Frank

Dated: February 23, 1996

Timothy R. Frank (Grantor)

Rayma A. 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)

George J. Bown Notary Public

(Grantor)

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

