

REC \$ 10.00  
AUG. \$ 5.00  
R.M.F. \$ 1.00

REAL ESTATE TRANSFER  
TAXES  
2  
\$ 52.00  
Michelle Utsler  
RECORDER  
12-2-96 Madison  
DATE COUNTY

FILED NO. 1508

BOOK 137 PAGE 75

96 DEC -2 AM 11:08

COMPILED   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

For the consideration of Thirty-three Thousand and no/100- - - - (\$33,000)  
Dollar(s) and other valuable consideration,  
Kenneth D. Heldenbrand and Joann M. Heldenbrand, husband and wife,

do hereby Convey to  
Frank Sinclair and Terri Sinclair

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

See attached Exhibit A.

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: October 22, 1996

MADISON COUNTY, SS:

On this 22 day of October,  
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth D. Heldenbrand and Joann M. Heldenbrand

Kenneth D. Heldenbrand  
Kenneth D. Heldenbrand (Grantor)

Joann Heldenbrand  
Joann M. Heldenbrand (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)



HELDENBRAND - SINCLAIR DEED

**EXHIBIT "A"**

LEGAL DESCRIPTION

Lot Seventeen (17) of Hy-View Subdivision, an official plat of the subdivision of the South Half ( $S\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ), the South Half ( $S\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ), except the North 660 feet of the West 660 feet of said South Half ( $S\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ); the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ); all in Section Ten (10), and also the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Fifteen (15); all of the above-described tract being in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to easement for petroleum and natural gas pipeline.