

L6582

REC \$ 6.00
AUD \$ 5.00

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 24
STAMP #
\$ 135.20
RECORDER
[Signature]
DATE 7-22-93 COUNTY

FILED NO. 188
BOOK 131 PAGE 739
93 JUL 22 PM 3:06
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Dollar (\$1.00)
Dollar(s) and other valuable consideration, Richard W. Pendleton and Linda J. Pendleton, husband and wife

do hereby Convey to Timothy R. Frank and Rayma A. 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:

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 EXCEPTING the North 172 feet thereof, subject to and together with any and all easements, covenants and restrictions of record

PLEASE RETURN TO:
COLDWELL BANKER
MID-AMERICA GROUP, REALTORS
Regency West 3, Suite 110
4800 Westown Parkway
WEST DES MOINES, IOWA 50266

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,

Dated: 7/22/93

On this 22 day of July, 19 93, before me the undersigned, a Notary Public in and for said State, personally appeared Richard W. Pendleton and Linda J. Pendleton, husband and wife

[Signature]
Richard W. Pendleton (Grantor)

[Signature]
Linda J. Pendleton (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)

[Signature] Notary Public
(This form of acknowledgment for individual grantor(s) only)

DEED REC-131 _____ (Grantor) 739