

COMPUTER ☒  
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COMPARED ☒REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00FILED NO. 2403  
BOOK 59 PAGE 131  
94 MAR 14 PM 3:39  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWASPACE ABOVE THIS LINE  
FOR RECORDER

## WARRANTY DEED - JOINT TENANCY

For the consideration of SIXTY THOUSAND AND NO/100----(\$60,000.00)  
Dollar(s) and other valuable consideration,  
DONALD R. MASON and PEGGY J. MASON, Husband and Wife,do hereby Convey to  
MARLO M. PRANKE and DEBORAH L. PRANKEas Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

Parcel "A" in the North 11 Acres of the West Half of the Northwest Quarter of the Southwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 90° 00'00" East, 659.86 feet to the Northeast Corner of the West Half of the Northwest Quarter of the Southwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ) of said Section 36; thence along the East line of the said West Half of the Northwest Quarter of the Southwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ), South 00°44'23" East, 572.29 feet to the point of beginning. Thence continuing South 00°44'23" East, 138.00 feet to the North line of Jefferson Street; thence South 89°54'20" West, 142.00 feet along said North Street line; thence North 00°44'23" West, 138.23 feet; thence North 90°00'00" East, 142.00 feet to the point of beginning. Said Parcel "A" contains 19,611 Square Feet.

This deed is in substitution of a previous Warranty Deed between the parties recorded in Book 59, Page 14 of the Madison County Recorder's office. The transfer tax was previously paid in connection with such deed and therefore there is no further consideration.

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 IOWADated: 3-13-94COUNTY, Madison  
On this 13 day of March

ss:

1994, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Donald R. Mason and  
Peggy J. MasonDonald R. Mason (Grantor)Peggy J. Mason  
Peggy J. Mason (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.

Patrick F. Corkreen  
Patrick F. Corkreen  
Notary Public

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

DEED RECORD 59

(Grantor)

131