

COMPUTER RECORDED COMPARED

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

ORIGINAL

REAL ESTATE TRANSFER TAX PAID 34 STAMP \$ 159.20 RECORDER 11-22-94 DATE MADISON COUNTY

FILED NO. 1405 BOOK 59 PAGE 724 94 NOV 22 AM 10:48 MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED THOUSAND (\$100,000.00) Dollar(s) and other valuable consideration, Jeannie M. Utsler and Russell W. Utsler, Wife and Husband

do hereby Convey to James E. Frost and Wendy D. Frost

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

Lot One (1) in Block Sixteen (16) of West Addition to the Town of Winterset, Madison County, Iowa

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: November 16, 1994

MADISON COUNTY, SS:

On this 20 day of November 19 94, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeannie M. Utsler and Russell W. Utsler

Jeannie M. Utsler (Grantor)

Russell W. Utsler (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.

Signature of Notary Public

Notary Public



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