



Document 2019 3771

Book 2019 Page 3771 Type 03 001 Pages 2  
Date 11/26/2019 Time 11:06:16AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$238.40  
Rev Stamp# 454 DOV# 472  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

Document Prepared By: Mark R. Adams, 4201 Westown Parkway - Suite 250, West Des Moines, IA 50266-6720; Phone: (515) 283-1801

Return Document To: Eric A. Hickenbottom & Joie M. Hickenbottom, 1655 98<sup>th</sup> Street - #104, West Des Moines, IA 50266; (608) 354-1586

Address Tax Statement: Eric A. Hickenbottom & Joie M. Hickenbottom, 1655 98<sup>th</sup> Street - #104, West Des Moines, IA 50266

CTY68515

$\frac{1}{2}$  \$ 149,500

## WARRANTY DEED

For the consideration of \$10.00 Dollar(s) and other valuable consideration, Michael T. Phillips and Sandra K. Phillips, husband and wife, do hereby convey to Eric A. Hickenbottom and Joie M. Hickenbottom, 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:

**Parcel "K" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 10.000 acres, as shown in Plat of Survey filed in Book 2017, Page 3151, on October 5, 2017, in the Office of the Recorder of Madison County, Iowa,**



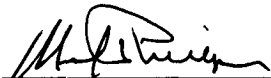
**Subject to all covenants, restrictions and easements of record.**

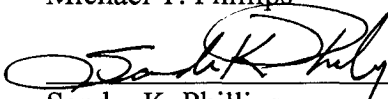
Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances

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.

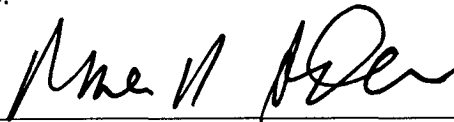
Dated: November 19, 2019.

  
\_\_\_\_\_  
Michael T. Phillips (Grantor)

  
\_\_\_\_\_  
Sandra K. Phillips (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on November 19, 2019, by Michael T. Phillips and Sandra K. Phillips, husband and wife.

  
\_\_\_\_\_  
Notary Public in and for the State of Iowa

