



Document 2020 4616

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Date 12/02/2020 Time 8:27:41AM
Rec Amt \$7.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

Return to: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273
Taxpayer: Phillips Farm Family Trust, 2963 Settlers Avenue, Peru, IA 50222
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone:
(515) 462-3731

For the consideration of ---\$1.00--- Dollar(s) and other valuable
consideration, Paula Nicholson, single
do hereby Convey to
Phillips Farm Family Trust U/T/A dated November 16, 2020

the following described real estate in
Madison County, Iowa: This deed is exempt according to Iowa Code 428A.2(21). An
divided one-third interest in and to the following-described property:
The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Seven (7) and the Southwest
Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the
Southwest Quarter (SW 1/4) of Section Eight (8), all in Township Seventy-four (74) North, Range
Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

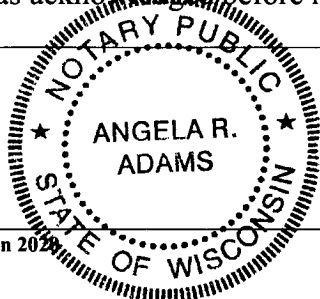
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the
real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real
estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;
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.

Dated on 11-27-2020

Paula Nicholson
Paula Nicholson (Grantor)

(Grantor)

STATE OF Wisconsin, COUNTY OF Grant
This record was acknowledged before me on 11/27-2020, by Paula Nicholson



Angela R Adams
Signature of Notary Public 11-9-20