



Document 2020 4617

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Rec Amt \$7.00 Aud Amt \$10.00

INDX  
ANNO  
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CHEK

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, Leon H. Phillips and Donna L. Phillips, husband and wife do hereby Convey to Phillips Farm Family Trust U/T/A dated November 16, 2020

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.

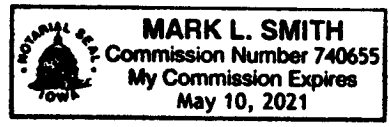
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 11-16-2020

Leon H. Phillips  
Leon H. Phillips (Grantor)

Donna L. Phillips  
Donna L. Phillips (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on 11/16/20, by Leon H. Phillips and Donna L. Phillips



Mark L. Smith  
Signature of Notary Public