

BK: 2022 PG: 1824
Recorded: 6/17/2022 at 12:56:29.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,183.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: James Michael Phillips and Tauri Ann Goepfinger Phillips, 2497 225th Trail, Winterset IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Steve C. Keller and Amy M. Keller, a married couple** (the “Grantors”), do hereby convey to **James Michael Phillips and Tauri Ann Goepfinger Phillips, a married couple** (the “Grantees”), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

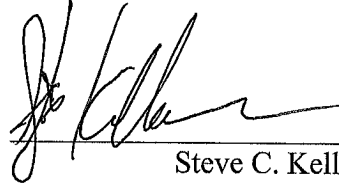
Parcel “E” located in the East Half (E1/2) of the Northeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 18.952 acres, as shown in Plat of Survey filed in Book 3, Page 584 on May 31, 2000, 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 Grantors 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 the 11 day of June, 2022.



Steve C. Keller (Grantor)



Amy M. Keller (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on June 11, 2022, by Steve C. Keller and Amy M. Keller.



Notary Public