



Document 2022 905

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Date 3/29/2022 Time 2:55:41PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$88.80

Rev Stamp# 103 DOV# 98

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 56000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Michael Thomas Phillips and Sandra Kay Phillips, 16601 Wilden Dr.,
Clive, IA 50325

✓ **Return Document To:** Michael Thomas Phillips, 16601 Wilden Dr., Clive, IA 50325

Grantors: Steven C. Sawyers

Grantees: Michael Thomas Phillips and Sandra Kay Phillips

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Fifty-Six Thousand Dollar(s) and other valuable consideration, Steven C. Sawyers, Single, does hereby Convey to Michael Thomas Phillips and Sandra Kay Phillips, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lots One (1) and Two (2) of Glenwood Plat 1, an Addition to the City 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.

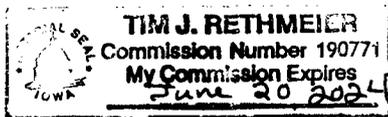
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3 - 29 - 22

Steven C. Sawyers
Steven C. Sawyers, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 29, 2022 by Steven C. Sawyers.



Tim J. Rethmeier
Signature of Notary Public