



Document 2023 1473

Book 2023 Page 1473 Type 03 002 Pages 2
Date 6/26/2023 Time 1:21:46PM
Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA



QUIT CLAIM DEED

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Larry W. Phillips, 31637 Napa Valley Drive, Waukee, IA 50263
 Craig L. Phillips, C6 2500 University Avenue W, St. Paul, MN 55114
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
 Phone: (515) 462-4912

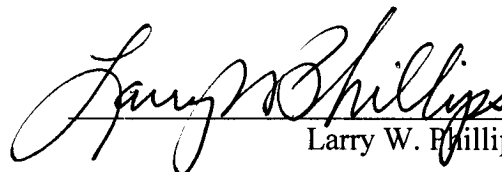
For the consideration of ----Estate Planning-----, Larry W. Phillips and Debra J. Mitchell, Husband and Wife; and, Craig L. Phillips, a Single Person, do hereby Quit Claim to Larry W. Phillips and Craig L. Phillips, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel 5B of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa.

This instrument is without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(21).

The undersigned hereby relinquish 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: June 22, 2023.



 Larry W. Phillips, Grantor

Dated: June 22, 2023.

Debra J. Mitchell
Debra J. Mitchell, Grantor

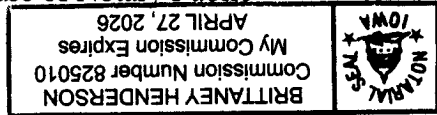
Dated: June 13, 2023.

Craig L. Phillips
Craig L. Phillips, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on June 22, 2023, by Larry W. Phillips.

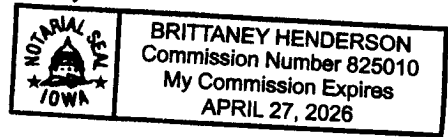
Brittaney Henderson
Signature of Notary Public



STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on June 22, 2023, by Debra J. Mitchell.

Brittaney Henderson
Signature of Notary Public



STATE OF MINNESOTA, COUNTY OF Ramsey

This record was acknowledged before me on June 13, 2023, by Craig L. Phillips.

Maura Leslie Hackenmueller
Signature of Notary Public

