

BK: 2023 PG: 937
Recorded: 5/4/2023 at 12:56:23.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$199.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Amy M. Roush and Brett T. Roush, 2964 Valleyview Avenue, Truro, IA 50257

Grantor/Affiant: Dennis R. Phillips and Peggy Phillips

Grantee: Amy M. Roush and Brett T. Roush

For the consideration of One Dollar(s) and other valuable consideration, **Dennis R. Phillips and Peggy Phillips, a married couple** do hereby Convey to **Amy M. Roush and Brett T. Roush, a married couple** as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Parcel "C" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.46 acres, as shown in Plat of Survey filed in Book 2023, Page 764 on April 17, 2023, in the Office of the Recorder of 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: 4-28-23.



Dennis R. Phillips
Dennis R. Phillips, Grantor

Peggy L. Phillips
Peggy Phillips, Grantor

STATE OF Iowa, COUNTY OF POLK

This record was acknowledged before me on April 28th 2023, by
Dennis R. Phillips and Peggy Phillips.

Katina Gass
Signature of Notary Public