



Document 2024 3046

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Date 12/16/2024 Time 2:07:10PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$604.00  
Rev Stamp# 429 DOV# 424

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$377,900.00

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Shannon Phillips, 450 2<sup>nd</sup> Street, Truro, IA 50257  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: 515-462-4912

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### WARRANTY DEED

For the consideration of -----Three Hundred Seventy-Seven Thousand Nine Hundred----- Dollar(s) and other valuable consideration, Chad E. Porter and Jennifer Porter, a Married Couple, do hereby Convey to Shannon Phillips, the following described real estate in Madison County, Iowa:

**Lot Five (5) of Wolfe Addition to the City of Truro, Madison County, Iowa.**

**There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a Groundwater Hazard Statement.**

Grantors do Hereby Covenant with Grantee, 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: December 6, 2024

Chad E. Porter, Grantor

Jennifer Porter, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 6, 2024 by Chad E. Porter.



Toni Marie Tindle  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 6, 2024 by Jennifer Porter.



Toni Marie Tindle  
Signature of Notary Public