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LISA SMITH, COUNTY RECORDER  
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Ryan D. Phillips and Rachel M. Phillips, 315 N McKinley, Truro, IA 50257  
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731  
Taxpayer: Ryan D. Phillips and Rachel M. Phillips, 315 N McKinley, Truro, IA 50257



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,  
Terry K. Phillips and Nancy D. Phillips, Husband and Wife

do hereby  
Convey to Ryan D. Phillips and Rachel M. Phillips

as Joint  
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Madison County, Iowa:

See 1 in Addendum

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: 9-24-08

Terry K. Phillips  
Terry K. Phillips (Grantor)

Nancy D. Phillips  
Nancy D. Phillips (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on Sept 24, 2008, by Terry K. Phillips and Nancy D. Phillips, Husband and Wife

Tasha A. White  
Notary Public



## Addendum

1. Lot Seven (7) in Block One (1) of the Original Town of Truro, Madison County, Iowa

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.