

Document 2008 3136

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$204.80

Rev Stamp# 326 DOV# 327

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON IOWA



## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250, Phone: (515) 523-2843

\$128,250.00

**Taxpayer Information:** (Name and complete address)

Phillips Brothers LLC, % Larry M. Phillips, 3023 332nd Street, Truro, IA 50257-8110

**Return Document To:** (Name and complete address)

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250

**Grantors:**

Everett S. Wolfe

**Grantees:**

Phillips Brothers LLC

Gary R. Phillips

Larry M. Phillips

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,  
Everett S. Wolfe, a single individual,  
Phillips Brothers LLC, do hereby Convey to

Phillips Brothers LLC, the following described real estate in Madison County, Iowa:

That part of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa, containing 30.00 acres, as shown in Plat of Survey filed in Book 2002, Page 1043 on March 4, 2002 in the Office of the Recorder of Madison County, Iowa, EXCEPT any part thereof conveyed to Madison County, Iowa, for road purposes AND EXCEPT a portion of which is now described as Wolfe Addition as shown in Plat and Certificate filed in Book 2006, Page 5047 on December 5, 2006 in the Office of the Recorder of Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

MCA

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: October 15, 2008

Everett S. Wolfe  
Everett S. Wolfe (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF Dallas  
This instrument was acknowledged before me on October 15, 2008, by Everett S. Wolfe, a single individual.

[Signature]  
, Notary Public

