

Book 2004 Page 2899 Type 03 01 Pages 1
Date 6/22/2004 Time 2:38 PM
Rec Amt \$11.00 Aud Amt \$5.00
Rev Transfer Tax \$2.40
Rev Stamp# 163 DOV# 271

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 22 DAY OF June 2004
[Signature]
9252 00 D. C. Kavan
DEPUTY ASSESSOR

Preparer Information 16
Unes J. Booth, Booth Law Firm, 122 West Jefferson, Osceola, IA 50213, (641) 342-2619
Individual's Name Street Address City Phone

COMPUTER
RECORDED
COMPARED
Phone



Address Tax Statement : Mike and Joy Rothwell, 3162 Terrance Lane, Truro, IA 50257

\$1,952.⁰⁰

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of ONE
Dollar(s) and other valuable consideration,
Dennis Robert Phillips and Peggy Lynn Phillips, husband and wife

do hereby Convey to
Michael Rothwell and Joy D. Rothwell, husband and wife

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

A tract of land located in the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section 20, Township 74 North Range 26 West of the 5th P.M., Madison County, described as follows: Commencing at an iron pin found at the West Quarter Corner of said Section 20; Thence N86°24'49"E a distance of 560.00 feet to an iron pin, thence S00°10'19" E a distance of 780.0 feet to and iron pin, the Point of Beginning, thence S00°10'19"E a distance of 50.00 feet, thence S86°24'49"W a distance of 560 feet, thence N00°10'19"E a distance of 50.00 feet to an iron pin, thence N86°24'49"E a distance of 560 feet to the Point of Beginning.

Transfer Stamps \$ 2.40

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.

STATE OF IOWA

Dated: June 11, 2004
Dennis Robert Phillips
Dennis Robert Phillips (Grantor)

CLARKE COUNTY, ss:

On this 11 day of June, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis Robert Phillips and Peggy Lynn Phillips, husband and wife

Peggy Lynn Phillips
Peggy Lynn Phillips (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Megan Spalding
Megan Spalding
Notary Public

(Grantor)
(Grantor)

(This form of acknowledgment for individual grantor(s) only)

