

REAL ESTATE TRANSFER
TAX PAID 31
 STAMP #
 \$ 79.20
 Michelle Utzler
 RECORDER
 3-21-01
 DATE
 Madison
 COUNTY

REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00

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 FILED NO. _____
 BOOK 2001 PAGE 1101
 2001 MAR 21 PM 12:25

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement: Mr. and Mrs. Charles Wood
 1113 Clinton, Des Moines, IA 50313

SPACE ABOVE THIS LINE
 FOR RECORDER



\$50,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of FIFTY THOUSAND
 Dollar(s) and other valuable consideration,
DENNIS ROBERT PHILLIPS and PEGGY LYNN PHILLIPS, Husband and Wife,

do hereby Convey to
CHARLES E. WOOD and DEBRA L. WOOD, 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:

Parcel "A", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 22.904 acres, as shown in Plat of Survey filed in Book 3, Page 642 on November 7, 2000, 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.

STATE OF IOWA

Dated: 3-20-2001

MADISON COUNTY, ss:

Dennis Robert Phillips
 Dennis Robert Phillips (Grantor)

On this 20th day of MAR, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis Robert Phillips and Peggy Lynn Phillips

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.

 (Grantor)

Robert C Duff

Notary Public

 (Grantor)

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

