

REAL ESTATE TRANSFER
TAX PAID <u>41</u>
STAMP #
<u>12240</u>
<u>6-22-01</u>
RECORDER <u>MADISON</u>
DATE COUNTY

FILED NO **002628**
 BOOK **2001** PAGE **2628**
 01 JUN 22 PH 2: 34
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

This instrument prepared by and return to:
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322 PH # (515) 278-0623

Mail tax statements to:
 SHANNON L. PHILLIPS, 105 E. Prairie, Truro, Iowa 50257

REC \$ 5.00
 AUD \$ 3.00
 R.M.F. \$ 7.00
 COMPUTER
 RECORDED
 COMPARED

\$ 74,900.00

WARRANTY DEED

For the consideration of One (\$1.00) and other valuable consideration, **Adam C. Allsup and Andria L. Sparks, n/k/a Andria Lynn Allsup, husband and wife**, do hereby convey unto **Shannon L. Phillips, a single person**, the following-described real estate in Madison County, Iowa:

Lot Seventeen (17) in Block Eight (8) of the Original Town of Truro (formerly called Ego), Madison County, Iowa



Locally known as 105 E. Prairie, Truro, Iowa.

Grantors to 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 relinquish 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)
) SS:
 COUNTY OF MADISON)

Dated: June 15, 2001.

On this 15 day of June, 2001, before me the undersigned, a Notary Public in and for said State, personally appeared **Adam C. Allsup and Andria L. Sparks, n/k/a Andria Lynn Allsup, husband and wife**, 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.

Adam C. Allsup
 Adam C. Allsup
Andria L. Sparks
n/k/a Andria Lynn Allsup
 Andria L. Sparks,
 n/k/a Andria Lynn Allsup

Betsy M. Haas
 Notary Public in and for the State of Iowa