

REAL ESTATE TRANSFER
TAX PAID 49
 STAMP #
 \$ 3.20/xx
 MICHAEL UTSLER
 RECORDER
 12-31-01
 DATE MADISON
 COUNTY

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

COMPUTER
 RECORDED
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005910
 FILED NO.
 BOOK 2001 PAGE 5910
 2001 DEC 31 PM 2:38
 (2:38 PM)
 NICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information Lawrence P. Van Werden, 200 W. Jefferson, P.O. Box 199, Osceola, (641) 342-2157
 Individual's Name Street Address City Phone

Address Tax Statement: Marvin & Mary Phillips: 1601 Northgate Drive; Corning, IA 50841

SPACE ABOVE THIS LINE FOR RECORDER



\$ 2,500.00

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,

Marvin G. Phillips and Mary E. Phillips,
 husband and wife,

do hereby Convey to

Ivyl Ransom and Katherine Ransom a/k/a Kathrine Ransom,
 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" - Part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$), of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at a point that is S86°25'01" W, 421.97 feet from the Northeast Corner of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section Sixteen (16); thence S36°42'03" E, a distance of 284.56 feet; thence with a curve turning to the left with an arc length of 108.91 feet, with a radius of 2292.00 feet, with a chord bearing of S38°03'44" E, with a chord length of 108.90 feet; thence S86°25'01" W, a distance of 518.10 feet; thence N00°04'23" W, a distance of 328.72 feet; thence N 86°25'01" E, a distance of 280.86 feet to the point of beginning.

Containing 3.00 acres of land including 0.54 acres of County Road Right-of-Way. Subject to a Madison County Highway Easement.

Transfer Tax: \$3.20

In partial fulfillment of RE Contract, Book 142, page 544.

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: November 20, 2001

ss:

MADISON COUNTY,

On this 22 day of November ~~December~~ 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Marvin G. Phillips and Mary E. Phillips, husband and wife

Marvin G. Phillips
 Marvin G. Phillips (Grantor)

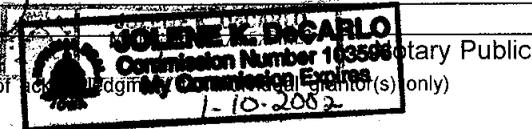
Mary E. Phillips
 Mary E. Phillips (Grantor)

Ivyl Ransom
 (Grantor)

Katherine S. Ransom
 (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.

John K. DeCarlo



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