

FILED NO. 002020
BOOK 2002 PAGE 2020
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REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

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: Stephen and Sally Phillips
3091 Wildrose Ave., Truro, IA 50257

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE
Dollar(s) and other valuable consideration,
STEPHEN G. PHILLIPS and SALLY LYN PHILLIPS, Husband and Wife,

do hereby Convey to
STEPHEN G. PHILLIPS and SALLY LYN PHILLIPS,

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

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section
Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M.,
Madison County, Iowa.

This Deed is between a husband and wife. Therefore, no Declaration of Value or Groundwater
Statement is required.

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: 4-28-02

MADISON COUNTY, ss:

On this 27th day of April,
before me, the undersigned, a Notary
Public in and for said State, personally appeared
Stephen G. Phillips and Sally Lyn Phillips

Stephen G. Phillips (Grantor)

Sally Lyn 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)

Jolene K. DeCarlo
Notary Public

(Grantor)

(This form of acknowledgment for individual grantors only)
JOLENE K. DeCARLO
Commission Number 103508
My Commission Expires
1-10-2005