

**REAL ESTATE TRANSFER
TAX PAID** 8

STAMP #

\$ 55.20

Michelle Utzler
RECORDER

7-20-02 Madison
DATE COUNTY

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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FILED NO. 003382

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(1:39 PM)

HICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

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



✓ Address Tax Statement: Caren McNaught
345 S. West Street, Truro, IA 50257

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of THIRTY-FIVE THOUSAND
Dollar(s) and other valuable consideration,
MARVIN G. PHILLIPS and MARY E. PHILLIPS, Husband and Wife,

do hereby Convey to
CAREN MCNAUGHT,

the following described real estate in Madison County, Iowa:
SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

Grantors reserve as easement for ingress and egress over and across the North 25 feet of said real estate for purposes of ingress and egress to and from their adjacent real estate.

This Deed is given in satisfaction of a Real Estate Contract recorded on June 25, 1999, in Book 141, Page 269 of the Recorder's office of Madison County, Iowa
629

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 28, 2002

MADISON COUNTY, ss:

On this 28th day of June,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Marvin G. Phillips and Mary E. Phillips

Marvin G. Phillips (Grantor)

Mary E. 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.

Heidi S. Dorrell
Notary Public

(Grantor)

(Grantor)

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

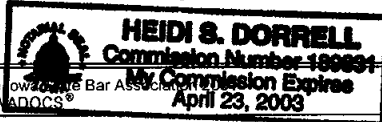


EXHIBIT "A"

Parcel "A", located in the East Half (1/2) of the Southeast Quarter (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 the Northeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 0°00'12" West, 22.00 feet along the East line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Sixteen (16); thence South 85°53'12" West, 189.70 feet; thence South 0°00'12" West, 172.23 feet; thence North 88°28'40" East, 189.28 feet to a point on the East line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Sixteen (16); thence North 0°00'11" East, 158.81 feet along the East line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Sixteen (16) to the Point of Beginning. Said Parcel contains 0.767 acres, including 0.136 acres of County Road right-of-way,

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