

REAL ESTATE TRANSFER  
TAX PAID 66  
STAMP #  
\$ 231.20  
Michelle Utzler  
RECORDER  
9-30-03 Madison  
DATE COUNTY

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

COMPUTER   
RECORDED   
COMPARED

5863  
FILED NO. \_\_\_\_\_  
BOOK 2003 PAGE 5863  
2003 SEP 30 PM 3:06  
(3:06 PM)  
NICOLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
Phone \_\_\_\_\_

Preparer Information Jerrold B. Oliver, POB 230, Winterset, (515) 462-3731  
Individual's Name Street Address City

SPACE ABOVE THIS LINE FOR RECORDER



Address Tax Statement:  Phyllis Fry and Maurice McCann  
3122 Cumming Road, Cumming, IA 50061  
\$ 145,000.00

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One Hundred Forty-Five Thousand  
Dollar(s) and other valuable consideration,  
Todd D. Lombardi and Deanna L. Reetz, Husband and Wife  
do hereby Convey to  
Phyllis Fry and Maurice McCann

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:  
Parcel "B" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.855 acres, as shown in Plat of Survey filed in Book 3, Page 150 on November 12, 1997, 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: 9-23-03  
MADISON COUNTY, ss: Todd D. Lombardi

On this 23<sup>rd</sup> day of SEPT, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Todd D. Lombardi and Deanna L. Reetz, Husband and Wife  
Todd D. Lombardi (Grantor)  
Deanna L. Reetz (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)

