

REAL ESTATE TRANSFER
TAX PAID 12
STAMP #
\$ 50.40
Michelle Utaler
RECORDER
1-8-04 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 5⁰⁰

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HICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, POB 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Terry K. Phillips and Nancy D. Phillips
\$ 32,000.00 325 East Garfield, Truro, IA 50257

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Thirty-two Thousand
Dollar(s) and other valuable consideration,
Sarah Lynne McCuddin and James Benjamin McCuddin, Wife and Husband,

do hereby Convey to
Terry K. Phillips and Nancy D. Phillips

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

Lot Seven (7) in Block One (1) of the Original Town of Truro, 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, ss:
MADISON COUNTY,

Dated: January 8, 2004

On this 8th day of January,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared
Sarah Lynne McCuddin and James Benjamin McCuddin

Sarah Lynne McCuddin
Sarah Lynne McCuddin (Grantor)

James Benjamin McCuddin
James Benjamin McCuddin (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)

Steven Warrington
Notary Public

(Grantor)

(This form is to be completed by the grantor(s) only)

