

Document 2005 3988

Book 2005 Page 3988 Type 03 001 Pages 2  
Date 8/19/2005 Time 11:48 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$419.20  
Rev Stamp# 378 DOV# 369

MICHELLE "MICK!" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION  
THIS 19 DAY OF Aug 2005  
Debbie Corleau  
DEPUTY AUDITOR

COMPUTER \_\_\_\_\_  
RECORDED \_\_\_\_\_  
COMPARED \_\_\_\_\_

IOWA

This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Return to:  
IOWA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(cac) Phone # (515) 453-4214

Mail tax statements to:  
JOSHUA AND MELISSA PHILLIPS, 2448 Walnut Trail, St. Charles, IA 50273

File #3507027

\$262,500.00

## WARRANTY DEED

Legal: The North Thirty (30) Acres of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.



Address: 2448 Walnut Trail, St. Charles, IA 50273

Parcel ID: 500 500091348020000 00

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Douglas A. Peter and Kimberly Anne Peter, husband and wife**, do hereby convey unto **Joshua D. Phillips and Melissa Raye Johnson Phillips, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

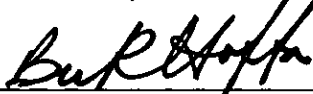
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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 relinquish 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 )  
COUNTY OF DALLAS ) SS:

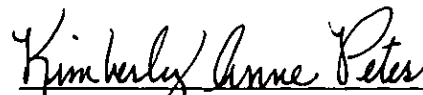
On this 11<sup>TH</sup> day of AUGUST, 2005,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Douglas A. Peter  
and Kimberly Anne Peter, husband and wife**, to  
me known to be the identical persons named in and  
who executed the foregoing instrument and  
acknowledged that those persons executed the same  
as their voluntary act and deed.



Notary Public in and for said State

Dated: August 10, 2005

  
Douglas A. Peter

  
Kimberly Anne Peter

