

ENTERED FOR TAXATION  
THIS 5th DAY OF May 2006  
J. Phillips  
J. Phillips  
AUDITOR  
J. Phillips  
DEPUTY AUDITOR

Document 2006 1726

Book 2006 Page 1726 Type 03 001 Pages 2  
Date 5/02/2006 Time 9:41 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$87.20  
Rev Stamp# 183 DOV# 173

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTED	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COPIED	<input checked="" type="checkbox"/>

**Warranty Deed**  
Recorder's Cover Sheet

\$ 55,000.00

**Preparer Information:**

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

**Taxpayer Information:**

Cathy J. Phillips  
710 E Filmore  
Winterset, IA 50273

**Return Address**

Jerrold B. Oliver  
PO BOX 230  
Winterset, IA 50273

**Grantors:**

Marlyn James Tindle  
Toni M. Tindle

**Grantees:**

Cathy J. Phillips

**Legal Description:** Sec Page 2

**Document or instrument number if applicable:**



WARRANTY DEED \$55,000

For the consideration of Fifty-five thousand  
Dollar(s) and other valuable consideration,  
Marlyn James Tindle and Toni M. Tindle, Husband and Wife

do hereby Convey to  
Cathy J. Phillips, a Single Person

the following described real estate in Madison County, Iowa:  
Lot Three (3), in Block Six (6), of Railroad Addition to Winterset, 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  
COUNTY OF MADISON

Dated: 02/23/06

This instrument was acknowledged before me on February 23, 2006 by Marlyn James Tindle and Toni M. Tindle

Marlyn James Tindle  
Marlyn James Tindle (Grantor)

Toni M. Tindle  
Toni M. Tindle (Grantor)

Tasha A. White  
Notary Public

(Grantor)

(Grantor)

