

Book 2006 Page 1926 Type 03 001 Pages 1
Date 5/16/2006 Time 1:50 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$151.20
Rev Stamp# 202 DOV# 194

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS DAY OF May 2006
[Signature]
DEPUTY ASSISTANT

COMPUTER
RECORDED
COMPARED

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - January 2006 Jerrold B. Oliver ISBA # 04132 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Address Tax Statement: Ryan Phillips 345 N MCKINNEY TRULEO, IA 50257



WARRANTY DEED

For the consideration of Ninety-five thousand Dollar(s) and other valuable consideration,
Jennifer L. Swerczek and Jason E. Swerczek, Wife and Husband

do hereby Convey to
Ryan Phillips

the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 483 feet West and 76.7 feet North of the Southeast corner of the Northeast Quarter (NE¼) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North 111.8 feet; thence West 177 feet; thence South 111.25 feet; thence South 89 degrees 49 minutes 35 seconds East 177 feet to the point of beginning and containing 0.45 acres, more or less

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.

Dated: 5-12-06

Jennifer L. Swerczek (Grantor) _____ (Grantor)
Jennifer L. Swerczek and Jason E. Swerczek

Jason E. Swerczek (Grantor) _____ (Grantor)
Jason E. Swerczek

STATE OF Iowa COUNTY OF Clarke

This instrument was acknowledged before me on May 12, 2006, by Jennifer L. Swerczek and Jason E. Swerczek, Wife and Husband

STACI HEABERLIN
COMMISSION NO 222014
MY COMMISSION EXPIRES
6/7/08

Staci Heaberlin
Notary Public

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