

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 (wt) Phone # (515) 453-6264

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

Mail tax statements to:  
KRISTA MC HONE, 105 E. Prairie, Truro, IA 50257

File #14608011

\$83,000

## WARRANTY DEED

Legal: **Lot Seventeen (17) in Block Eight (8) of the Original Town of Truro (formerly called Ego), Madison County, Iowa**



Address: **105 E. Prairie, Truro, IA**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Shannon L. Phillips a single person and Deborah L. Lane n/k/a Deborah L. Phillip, a single person**, do hereby convey unto **Krista McHone, a single person**, 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 )

) SS:

COUNTY OF MADISON )

On this 29<sup>th</sup> day of September, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **Shannon L. Phillips, a single person**, 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.

Bret A. Smith  
Notary Public in and for said State



Dated: 9-29, 2006

Shannon L. Phillips  
**Shannon L. Phillips**

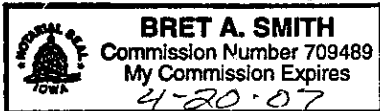
STATE OF IOWA )

) SS:

COUNTY OF MADISON )

On this 29<sup>th</sup> day of September, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **Deborah L. Lane n/k/a Deborah L. Phillips, a single person**, 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.

Bret A. Smith  
Notary Public in and for said State



Dated: 9-29, 2006

Deborah L. Phillips  
**Deborah L. Phillips**