

Book 2007 Page 223 Type 03 001 Pages 2
Date 1/16/2007 Time 3:59 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$639.20
Rev Stamp# 22 DOV# 22
LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
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CHEK

IF 400,000.00

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Official Form No. 103 - May 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: Steve & Dara Queck, 2299 295th St., Peru, IA 50222



WARRANTY DEED - JOINT TENANCY

For the consideration of Four hundred thousand Dollars(s) and other valuable consideration,
Dennis R. Phillips and Peggy L. Phillips, Husband and Wife

do hereby Convey to
Steven D. Queck and Dara J. Queck, Husband and Wife

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

See 1 in Addendum

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: 1-15-07
Dennis R. Phillips (Grantor) Peggy L. Phillips (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on Jan 15 2007 by Dennis R. Phillips and Peggy L. Phillips, Husband and Wife

Jerrold B. Oliver
JERROLD B. OLIVER
Commission Number 201442
My Commission Expires
August 26, 2009
Notary Public

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

Addendum

1. The Southwest Quarter (¼) of Section Twenty (20), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT: A tract of land in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at the Southeast Corner of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West 1,304.87 feet along the south line of said Section Twenty (20) to the point of beginning. Thence continuing South 90°00'00" West 518.96 feet along said south line; thence North 01°51'25" East 105.86 feet; thence North 85°02'00" East 78.54 feet; thence North 02°12'05" East 233.98 feet; thence South 87°33'55" East 443.16 feet; thence South 02°31'43" West 327.90 feet to the point of beginning, containing 3.619 Acres including 0.457 Acres of County Road Right of Way, AND EXCEPT Parcel "A" located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty (20), containing 10.65 acres as shown in Amended Plat of Survey filed in Book 2004, Page 1811 on April 23, 2004, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "C" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2006, Page 1701 of the Recorder's Office of Madison County, Iowa

Subject to an easement granted to Randy L. Bush and Kimberly S. Bush for the purpose of constructing, repair and maintaining a well, waterline and necessary equipment together with the right of ingress and egress located on the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., said easement was granted in a Warranty Deed filed in Deed Record 132, Page 496 in the Office of the Madison County Recorder