
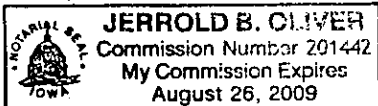


LISA SMITH, COUNTY RECORDER  
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273</u>	
Preparer: <u>Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731</u>	
Taxpayer: <u>Rhonda R. Phillips, 2525 Peru Rd., Peru, IA 50222</u>	
 <h2 style="margin: 0;">WARRANTY DEED</h2>	
For the consideration of <u>One</u> Dollar(s) and other valuable consideration, <u>Carol Ann Cobbs, Single</u>	
<u>do hereby</u>	
Convey to <u>Rhonda R. Phillips</u>	
<u>the</u>	
following described real estate in <u>Madison</u> County, Iowa:	
See 1 in Addendum	
<p>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.</p>	
Dated: <u>11-20-07</u>	
<u>Carol Ann Cobbs</u> Carol Ann Cobbs (Grantor)	<u>(Grantor)</u> (Grantor)
STATE OF <u>IOWA</u> , COUNTY OF <u>MADISON</u>	
This instrument was acknowledged before me on <u>Nov 20, 2007</u> , by <u>Carol Ann Cobbs,</u> <u>Single</u>	
	
<u>Jerrold B. Oliver</u> Jerrold B. Oliver, Notary Public	
(This form of acknowledgment for individual grantor(s) only)	

## Addendum

1. The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, subject to easements for ingress and egress held by Sandra Sue Wallace and Dixie Jill Cameron.

This deed is for the purpose of making distribution from the Trust. Therefore, no Declaration of Value or Ground Water Statement is require.