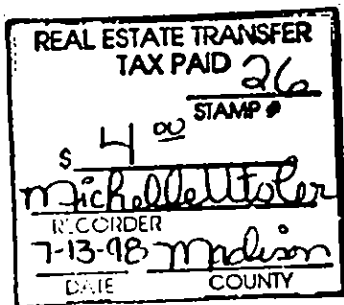


3,000



DEED RECORD 62 5 00

REC \$ 5 00

AUD \$ 5 00

R.M.F. \$ 1 00

COMPUTER ✓

RECORDED ✓

COMPARED ✓

FILED NO. 211

BOOK 62 PAGE 568

98 JUL 13 PM 2:10

MICHELLE UTSLER  
RECORDER

Reynoldson, Van Werden, Lloyd & Reynoldson, L.L.P., P.O. Box 199, Osceola, Iowa 50213 MADISON COUNTY, IOWA

**WARRANTY DEED**

IN CONSIDERATION OF One Dollar and Other Valuable Consideration,

**Marvin G. Phillips and Mary E Phillips,  
husband and wife**

do hereby CONVEY unto

**Charles D. Woods and Veronica J. Woods,  
husband and wife,  
as Joint Tenants with full right of ownership in the survivor,  
and not as Tenants in Common**

the following described real estate located in Madison County, Iowa:

That part of the West 480 feet of the South One-half of the Southwest Quarter of the Northeast Quarter (S½ SW¼ NE¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Truro, Iowa, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter (SW¼ SW¼ NE¼) of said Section Sixteen (16); thence on an assumed bearing of North 86° 22' 35" East along the North line of said Southwest Quarter of the Southwest Quarter of the Northeast Quarter (SW¼ SW¼ NE¼) a distance of 194.48 feet to the point of beginning; thence North 86°22'35" East along said North line 286.41 feet to the East line of the West 480.00 feet of said Southwest Quarter of the Southwest Quarter of the Northeast Quarter (SW¼ SW¼ NE¼); thence South 00°07'24" East along said East line 211.33 feet to the Northerly line of Madison County Highway G 68; thence Northwesterly 345.74 feet along said Northerly line and a nontangential curve, concave Northeasterly, said curve has a radius of 2242.00 feet, a central angle of 08°50'08", a chord 345.40 feet in length bearing North 55°59'02" West to the point of beginning.

(Said tract contains 0.73 acres including 0.05 acres of City street easement).

TRANSFER TAX  
\$4.00

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

IN WITNESS WHEREOF, we have subscribed our names on this 10 day of July, 1998.

Marvin G. Phillips  
Marvin G. Phillips

Mary E. Phillips  
Mary E. Phillips

**CERTIFICATE OF ACKNOWLEDGMENT**

STATE OF Iowa, Madison COUNTY, SS:

On this 10 day of July, 1998, before me, the undersigned, a Notary Public in and for said State and County, personally appeared Marvin G. Phillips and Mary E. Phillips, husband and wife, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Jerrold B. Oliver  
Notary Public in and for the State of Iowa