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FILED NO. 4650
BOOK 141 PAGE 421
99 MAY 17 AM 10:20
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273. (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE:
Dollar(s) and other valuable consideration,
ROBERT K. PHILLIPS and MARY E. PHILLIPS, Husband and Wife.

do hereby Convey to
ROBERT K. PHILLIPS and MARY E. PHILLIPS.

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

South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the North Half (N $\frac{1}{2}$) of the Southwest Quarter
(SW $\frac{1}{4}$) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-six (26) West of the
5th P.M., Madison County, Iowa, AND

Lot Fifty-four (54) of Honor's Acres Second Addition to the City of Winterset, Madison County, Iowa

This Deed is between a husband and wife. Therefore, no Declaration of Value or Groundwater
Statement is required.

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.

STATE OF IOWA ss:
MADISON COUNTY,

Dated: May 13, 1999

On this 13 day of May,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Robert K. Phillips and Mary E. Phillips

Robert K. Phillips
Robert K. Phillips (Grantor)

Mary E. Phillips
Mary E. Phillips (Grantor)

to me known to be the identical persons 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

(Grantor)

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



(Grantor)