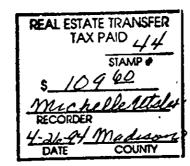
THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

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94 APR 26 PH 3: 22

MICHELLE UTSLER MADISON COUNTY. 10WA



SPACE ABOVE THIS LINE FOR RECORDER

## WARRANTY DEED

For the consideration Dollar(s) and other value.  M.D., wife and	uable consider	ation, <u>Susan</u>	Z. Phill	lips an	d Dr.	Steven	Phillips,
do hereby Convey to	Michael	E. Short,	Jr., a si	ingle p	erson	("Buye	r")
	1 1 1			: :			
the following described	i real estate in	Madison	<u> </u>	County, lo	wa:	, , , , , , , , , , , , , , , , , , ,	· · · · · · · · · · · · · · · · · · ·

The North Half ( $N_2$ ) of the Northwest Quarter ( $NW_4$ ) of the Northeast Quarter (NE%) of Section Twenty-six (26) in Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, except that part thereof heretofore conveyed for railroad purposes and described as commencing at the Southwest corner of said tract and running thence East on the South line thereof 56.53 feet, thence Northwesterly 110 feet to the West line of said tract, thence Sout 94.46 feet to the point of beginning and containing 0.06 of an acre, more or less.

The warranties in this Deed extend only to January 1, 1983.

This Deed is fullfillment of Real Estate Contract dated November 9, 1982 , recorded on November 12, 1982 in Book 116, Page 278 Madison County, Iowa.

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 acknowledgement hereof, shall be construed as in the singular or plural

STATE OF IOWA	DATED: April 21st, 1	994
ss:		
POLK COUNTY,		•
On this 21st day of April ,	1/1000 == (1)	10
19 <u>94</u> , before me, the undersigned, a Notary Public	suser your	ages _
in and for said State, personally appeared	Susan Z. PhiQ1ips	(Grantor)
Susan Z. Phillips and Dr. Steven	A = A + A + A + A + A + A + A + A + A +	l <b>x</b>
J. Phillips, M.D.	$1/\alpha$ . $1/\alpha$	Im M
	Dr. Steven J. Phillip	M.D.(Grantor)
to me known to be the identical persons named in and	br. sceven d. / militip	Grantor)
who executed the foregoing instrument and acknow-	C <sup>'</sup>	
ledged that they executed the same as their voluntary act and deed.		
act and deed.		(Grantor)
My commission exprises 6/96		, (Grantor)
Dan C. Phillips Notary Public		
(This form of acknowledgement for individual grantor(s) only)		
(*************************************	<del></del>	(Grantor)

The Iowa State Bar Association This Printing August, 1990

101 WARRANTY DEED Revised April, 1989