

REAL ESTATE TRANSFER
TAX PAID
STAMP #
\$ 39 60
<i>Shirley H. Henry</i>
RECORDER
4-2-90 Madison
DATE COUNTY

Compared

FILED NO. 1941

BOOK 126 PAGE 501

90 APR -2 PM 1:50

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Thirty-six thousand two hundred fifty (\$36,250.)
Dollar(s) and other valuable consideration, Maxine Jungman, a single person

do hereby Convey to Danny W. Phillips and Christine K. Phillips, 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:

An Undivided one-half interest in the following described real estate:

A tract of land in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eight (8), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of Section Eight (8), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence along the South line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Eight (8), North 83 degrees 19 minutes 44 seconds East 575.20 feet, thence North 01 degrees 32 minutes 53 seconds West 137.15 feet, thence North 88 degrees 27 minutes 07 seconds East 10.00 feet, thence North 01 degrees 32 minutes 53 seconds West 215.46 feet, thence South 83 degrees 19 minutes 00 seconds West 575.69 feet to the West line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence South 00 degrees 00 minutes 00 seconds 352.57 feet, along said West line, to the point of beginning, said tract of land contains 4.636 Acres including 0.521 Acres of County Road Right of Way.

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:
POLK COUNTY,

Dated: Mar 30 1990

On this 30th day of March, 19 90, before me the undersigned, a Notary Public in and for said State, personally appeared Maxine Jungman, a single person,

Maxine Jungman
Maxine Jungman (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.

(Grantor)

(Grantor)

(Grantor)

(Grantor)

Paul E. Huscher
Notary Public
(This form of acknowledgment for individual grantor(s) only)