



Document 2010 1536

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Date 7/07/2010 Time 10:06 AM

Rec Amt \$14.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: City of Truro, POB 186, Truro, IA 50257



### WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$1.00 (One)----- Dollar(s) and other valuable consideration,  
Marvin G. Phillips and Mary E. Phillips, Husband and Wife

do hereby  
Convey to Ivyl Ransom and Katherine Ransom

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

See 1 in Addendum

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.

Dated: 7-2-10

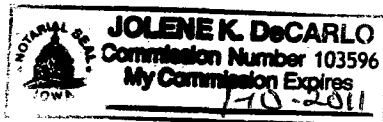
Marvin G. Phillips  
Marvin G. Phillips (Grantor)

Mary E. Phillips  
Mary E. Phillips (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 7-2-10, by Marvin G. Phillips  
and Mary E. Phillips

Joene K. DeCarlo  
, Notary Public



## Addendum

1. Parcel "J" located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.28 acres, as shown in Plat of Survey filed in Book 2010, Page 666 on March 30, 2010, in the Office of the Recorder of Madison County, Iowa.

This Deed is given in partial fulfillment of a Real Estate Contract dated and filed May 15, 2000, in Book 142, Page 544 of the Recorder's Office of Madison County, Iowa.

The consideration for this transfer is less than \$500.00; therefore, no Declaration of Value or Ground Water Statement is required.