

Document 2009 862

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Date 3/25/2009 Time 10:11 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$128.80

Rev Stamp# 65 DOV# 65

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

## SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

\$ 8,000

**Preparer Information:** (name, address and phone number)

Michael J. Cunningham, 2824 104th Street, Urbandale, IA 50322, Phone: (515) 278-4200

**Taxpayer Information:** (name and complete address)

Troy A. Phillips, 3321 State Hwy 92, Prole, Iowa 50240

~~**Return Document To:**~~ (name and complete address)

Michael J. Cunningham, 2824 104th Street, Urbandale, IA 50322, Phone: (515) 278-4200

**Grantors:**

Community State Bank

**Grantees:**

Troy A. Phillips and Christine E. Phillips

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

✓ RETURN TO:  
SECURITY FIRST TITLE CO.  
205 W. STEPHENSON  
FREEPORT, IL 61032

--- 97581 IA ---

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollar(s) and other valuable consideration, Community State Bank does hereby Convey to Troy A. Phillips and Christine E. 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:

A tract of land described as follows, to-wit: Commencing at the Southwest corner of Section Twenty-five (25), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North 0°59'13" East 973.04 feet, thence North 51°52'21" East 551.14 feet to the point of beginning (said point being on the North line of Iowa Highway #92), thence North 38°07'39" West 290.40 feet, thence North 51°52'21" East 203.84 feet, thence South 56°26'55" East 305.91 feet to the North line of Iowa High #92, thence South 51°52'21" West 300 feet to the point of beginning, containing 1.68 acres more or less

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: March 20, 2009

COMMUNITY STATE BANK,

By: *Keith Welling*  
Keith Welling, President

STATE OF IOWA            )  
  )  
COUNTY OF WARREN    )

On this 20 day of March, 2009, before me, a notary public in and for said county, personally appeared Keith Welling, to me personally known, who being by me duly sworn did say that that person is of said corporation and that said instrument was signed on behalf of the said corporation by authority of its board of directors or trustees and the said Keith Welling acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

*Nancy Onstot*  
Notary Public for State of Iowa

