



Document 2011 680

Book 2011 Page 680 Type 03 001 Pages 2

Date 3/14/2011 Time 8:10 AM

Rec Amt \$14.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Mark L. Smith

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

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

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

Taxpayer: Leon and Donna Phillips, 2963 Settlers Avenue, Peru, IA 50222



### WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration,  
Leon H. Phillips and Donna L. Phillips, Husband and Wife,

do hereby  
Convey to Leon H. Phillips and Donna L. Phillips,

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: 3/11/11

Leon H. Phillips  
Leon H. Phillips (Grantor)

Donna L. Phillips  
Donna L. Phillips (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 3/11/11, by Leon H. Phillips  
and Donna L. Phillips

Mark L. Smith, Notary Public

## Addendum

1. An undivided one-third interest in and to the following-described property:

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Seven (7) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Eight (8), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This transfer is between husband and wife to place the property in joint tenancy only; therefore, no Declaration of Value or Groundwater Statement is required.