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Book 2011 Page 681 Type 03 001 Pages 2

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Rec Amt \$14.00 Aud Amt \$5.00

INDX
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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,
Donna L. Phillips and Leon H. Phillips, Wife and Husband,

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

Donna L. Phillips
Donna L. Phillips (Grantor)

Leon H. Phillips
Leon H. Phillips (Grantor)

STATE OF IOWA, COUNTY OF MADISON

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

Mark L. Smith

Notary Public



Addendum

1. The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the North Three-fourths (N 3/4) of the East Half (E 1/2) of the Southeast Quarter (SE 1/4), all in Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) 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.