



Document 2012 1485

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Date 5/21/2012 Time 1:03 PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

Rev Stamp# 152 DOV# 157

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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Official Form No. 101 - May 2006

Jerrold B. Oliver

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

Return To: Covered Bridge Realty, 104 North 1st Ave., Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Phillips Legacy Farms, LLC, 5305 Kansas Drive, Ames, IA 50014



### WARRANTY DEED

For the consideration of \$120,000.00 Dollar(s) and other valuable consideration,  
Teresa M. Cook and Amos H. Cook, Wife and Husband

do hereby

Convey to Phillips Legacy Farms, LLC

the

following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township  
Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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: 5-18-2012

*Teresa M. Cook*

Teresa M. Cook

(Grantor)

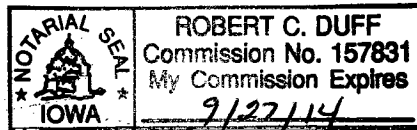
*Amos H. Cook*

Amos H. Cook

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 5/18/12, by Teresa M. Cook and Amos H. Cook



*Robert C. Duff*

, Notary Public

(This form of acknowledgment for individual grantor(s) only)

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