



Document 2014 1745

Book 2014 Page 1745 Type 03 001 Pages 1
Date 7/21/2014 Time 1:08 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$146.40
Rev Stamp# 233 DOV# 241
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - August 2013

Joseph W. Coppola III (982BR)

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

Return To: Stephanie S. Lenig, 215 NE Cherry Avenue, Earlham, Iowa 50072

Preparer: Joseph W. Coppola III, 4201 Westown Parkway - Suite 250, West Des Moines, IA 50266, (515) 283-1801

Taxpayer: Stephanie S. Lenig, 215 NE Cherry Avenue, Earlham, Iowa 50072



\$92,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Chris Michael Phillips and Danette Dianne Phillips, husband and wife,

do hereby
Convey to Stephanie S. Lenig, a single person,

the
following described real estate in Madison County, Iowa:
The South 32 feet of Lot Four (4) and the North 18 feet of Lot Five (5) in Block Six (6) of Nicholson's
Addition to the Town of Earlham, 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.

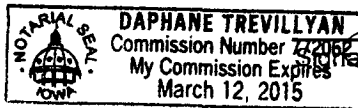
Dated: 7/17/14

Chris Michael Phillips (Grantor)

Danette Dianne Phillips (Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 17 day of July, 14, by Chris Michael Phillips and Danette Dianne Phillips, husband and wife,



Daphane Trevillyan
Signature of Notary Public

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