



Document 2014 2888

Book 2014 Page 2888 Type 03 001 Pages 2
Date 11/17/2014 Time 10:48 AM
Rec Amt \$12.00 Aud Amt \$5.00

✓ INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

David L. Jungmann, 113 W. Iowa, PO Box 329, Greenfield, IA 50849, Phone: (641) 743-6195

Taxpayer Information: (name and complete address)

Trevor Phipps, 520 W Short Street, Winterset, IA 50273

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

Trevor Phipps, 520 W Short Street, Winterset, IA 50273

Grantors:

SUSAN EMILY SPRINGER, f/k/a Susan Emily Phipps, f/k/a Susan E. Phipps, f/k/a Susan Phipps

Grantees:

TREVOR PHIPPS, a/k/a Trevor Scott Phipps, a/k/a Trevor S. Phipps

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

David L. Jungmann

SPECIAL WARRANTY DEED

For the consideration of ONE (\$1.00) Dollar(s) and other valuable consideration, SUSAN EMILY SPRINGER, f/k/a Susan Emily Phipps, f/k/a Susan E. Phipps, f/k/a Susan Phipps, a single person, does hereby Convey to TREVOR PHIPPS, a/k/a Trevor Scott Phipps, a/k/a Trevor S. Phipps, the following described real estate in Madison County, Iowa:

The West Half (W½) of Lot Four (4) in Lindsey's Addition to the Town of Winterset, Madison County, Iowa, EXCEPT the East 64 feet thereof, and EXCEPT the North 6 feet thereof, subject to existing mortgages, liens and easements of record.

This deed is exempt according to Iowa Code 428A.2(16).

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: November 8, 2014

Susan Springer
SUSAN EMILY SPRINGER, f/k/a Susan Emily Phipps, f/k/a Susan E. Phipps, f/k/a Susan Phipps

STATE OF IOWA, COUNTY OF UNION, ss:

This record was acknowledged before me this 8 day of November, 2014, by SUSAN EMILY SPRINGER, f/k/a Susan Emily Phipps, f/k/a Susan E. Phipps, f/k/a Susan Phipps, a single person.



Chantel Klejch
Signature of Notary Public