



Document 2015 725

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Recorded: 3/23/2015 at 9:53:06.0 AM

Fee Amount: \$17.00

Revenue Tax: \$164.80

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓  
ANNO ✓  
SCAN ✓  
CHEK

Rev Stamp# 70 DOV# 79

**\$103,500.00**

This Instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4618

Return to:

Christina L Jones, 315 N Mckinley St, Truro, IA 50257

Mail tax statements to:

Christina L Jones, 315 N Mckinley St, Truro, IA 50257

Order No.: MES-57019/BL

## WARRANTY DEED

Legal: A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 483 feet West and 76.7 feet North of the Southeast corner of the Northeast Quarter (1/4) of said Section Sixteen (16), thence North 111.8 feet, thence West 177 feet, thence South 111.25 feet, thence South 89°49.35' East, 177 feet to the point of beginning, and containing 0.45 acres, more or less.


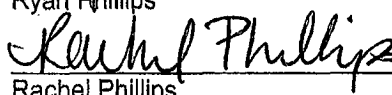
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Ryan Phillips and Rachel Phillips, husband and wife**, do hereby convey unto **Christina L Jones, a married person**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

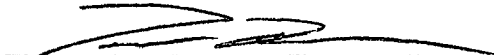
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

  
 \_\_\_\_\_  
 Ryan Phillips  
  
 \_\_\_\_\_  
 Rachel Phillips

STATE OF Iowa )  
 ) SS:  
 COUNTY OF Madison )

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This instrument was acknowledged before me on March 19 2015 by Ryan Phillips and Rachel Phillips, husband and wife.

  
 \_\_\_\_\_  
 Notary Public in and for said State

