



Document 2015 1005

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Jerrold B. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Ryan D. and Rachel M. Phillips, PO Box 105, Truro, IA 50257</u>		
Preparer: <u>Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>Ryan D. and Rachel M. Phillips, PO Box 105, Truro, IA 50257</u>		



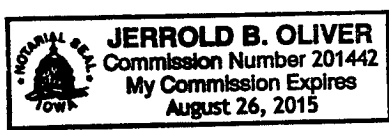
### WARRANTY DEED - JOINT TENANCY

For the consideration of \$1 Dollar(s) and other valuable consideration,  
Terry K. Phillips and Nancy D. Phillips, Husband and Wife  
do hereby  
Convey to Ryan D. Phillips and Rachel M. 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: April 21, 2015  
Terry K. Phillips (Grantor)      Nancy D. Phillips (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me this 21 day of April, 2015, by  
Terry K. Phillips and Nancy D. Phillips



Jerrold B. Oliver  
Signature of Notary Public

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

## Addendum

1. Parcel "A" located in the Northwest Quarter of the Northwest Quarter of Section 34, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2015, Page 944 of the Recorder's Office of Madison County, Iowa. Grantors hereby reserve for themselves, their heirs, successors and assigns, an access easement 20 feet in width, as shown on said Plat of Survey recorded in Book 2015, Page 944 of the Recorder's Office of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).