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Date 7/07/2016 Time 12:29:44PM

Rec Amt \$17.00 Aud Amt \$10.00 INDX ✓

Rev Transfer Tax \$456.00 ANNO

Rev Stamp# 255 DOV# 260 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$285,500



WARRANTY DEED - JOINT TENANCY

Return to: Anthony A. Phillips, 2617 Cumming Road, WINTERSET, IA 50273

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, Ste. 250, WDM, IA 50266, (515) 283-1801

Taxpayer: Anthony A. Phillips, 2617 Cumming Road, WINTERSET, IA 50273 (3406BR)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Matthew E. Deemer, a single person and Brenda L. Deemer, a single person

do hereby Convey to Anthony A. Phillips and Michelle A. Phillips, a married couple

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 on 7/1/16

Matthew E. Deemer

Matthew E. Deemer (Grantor)

Brenda L. Deemer
Brenda L. Deemer (Grantor)

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on 7-1-16, by Matthew E. Deemer, a single person



Linda K. Ruppert
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on 7-1-16, by Brenda L. Deemer, a single person

Linda K. Ruppert
Signature of Notary Public



REPRESENTATIVE CAPACITY ACKNOWLEDGMENTS

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

as _____
of _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

as _____
of _____

Signature of Notary Public

Addendum

1. A parcel of land located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of said Section Two (2), running thence East along the South line of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Two (2) 611.2 feet to the point of beginning, thence continuing East along said South line 313.8 feet, thence North 1326.9 feet to the North line of said Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), thence West 313.8 feet along said North line, thence South 1327.6 feet to point of beginning, containing 9.5613 acres; AND a parcel of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, towit: Commencing at the Northwest corner of said Section Eleven (11), running thence East along the North line of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Eleven (11) 611.2 feet to the point of beginning, thence continuing East 313.8 feet, thence South 296.8 feet to the centerline of a county road, thence South $86^{\circ}45'$ West 314.3 feet along the centerline of the county road, thence North 315.2 feet to point of beginning, containing 2.2043 acres.

