

CONSIDERATION \$5,500

BK: 2019 PG: 2715
Recorded: 8/30/2019 at 11:51:46.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$8.00
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4678

Mail tax statements and return document to:
Baron Properties LLC, 5535 Little Leaf Trail, West Des Moines , IA 50266

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ryan D Phillips and Rachel M Phillips, a married couple**, do hereby convey unto **Baron Properties LLC**, the following described real estate:

Lot 7 in Block 1 of the Original Town of Truro, Madison County, Iowa.

SUBJECT TO ANY 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 D Phillips
Ryan D Phillips
Rachel M Phillips
Rachel M Phillips

STATE OF Iowa)
COUNTY OF Warren)

SS:



This instrument was acknowledged before me on Aug. 29th 2019 by Ryan D Phillips and Rachel M Phillips, a married couple.

[Signature]
Notary Public in and for said State