



Document 2021 1311

Book 2021 Page 1311 Type 03 001 Pages 4
Date 3/31/2021 Time 10:21:55AM
Rec Amt \$22.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$111.20 ANNO
Rev Stamp# 137 DOV# 139 SCAN
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA CHEK

\$70,000



WARRANTY DEED - SEVERAL GRANTORS

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273; 515-462-3731

Taxpayer Information: (Name and complete address)

Joshua Phillips, 2448 Walnut Trail, St. Charles, IA 50240

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

Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273; 515-462-3731

Grantors:

Steven C. Maxwell
Carmen Maxwell
Jeffrey D. Strong
Jane Strong

Grantees:

Joshua Phillips
Melissa Phillips
Brooke Maxwell
Nathan Phillips

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of \$70,000.00 Dollar(s)
and other valuable consideration, Steven C. Maxwell and Carmen Maxwell, Husband and Wife; and
Jeffrey D. Strong and Jane Strong, Husband and Wife

do hereby Convey to
See Addendum 1

the following described real estate in
Madison County, Iowa: Lot Five (5) of Stromax Subdivision, located in the Northwest
Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North,
Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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 March 26, 2021.

Steven C. Maxwell (Grantor)

(Grantor)

Carmen Maxwell (Grantor)

(Grantor)

Jeffrey D. Strong (Grantor)

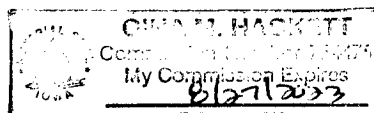
(Grantor)

Jane Strong (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

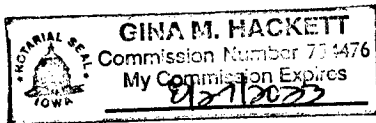
This record was acknowledged before me on March 26, 2021, by Steven C.
Maxwell and Carmen Maxwell



Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 26, 2021, by Jeffrey D. Strong and Jane Strong



Gina M. Hackett
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

Signature of Notary Public

Addendum

Addendum 1

An undivided one-half interest in Joshua Phillips and Melissa Phillips, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common; and an undivided one-half interest in Brooke Maxwell and Nathan Phillips, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common