

BK: 2020 PG: 2189
Recorded: 6/22/2020 at 2:10:46.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$630.40
LISA SMITH RECORDER
Madison County, Iowa

Return To: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273
Taxpayer: Jennifer A. Dickinson and Andrew J. Dickinson, 3357 Peru Road, Truro, IA 50257
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone:
(515) 462-3731



WARRANTY DEED - JOINT TENANCY

For the consideration of ---\$394,500.00--- Dollar(s) and other valuable consideration, Jerry L. Beech, by Suzanne L. Merrick, Attorney-in-fact do hereby Convey to Jennifer A. Dickinson and Andrew J. Dickinson as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The West Half (1/2) of the West Half (1/2) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "F" located therein, containing 7.123 acres, as shown in Plat of Survey filed in Book 2003, Page 5563 on September 17, 2003, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a tract of land located therein, conveyed for road purposes as shown in Warranty Deed filed in Book 88, Page 516 on October 24, 1957 in the Office of the Recorder of 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: 6/15/20

*Jerry L. Beech, by Suzanne L. Merrick,
Attorney-in-fact, Grantor*

Jerry L. Beech, by Suzanne L. Merrick,
Attorney-in-fact, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 5, 2020, Jerry L. Beech, by Suzanne L. Merrick, Attorney-in-fact.

Pat Egli
Signature of Notary Public

