



Document 2020 4634

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Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$319.20
Rev Stamp# 560 DOV# 555
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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* 200,000



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, PO Box 230, Winterset, Iowa 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Richard Dennis Dickinson, II, and Rose Ann Dickinson, 1655 Upland Trail, Prole, IA 50229

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

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Grantors:

Ronald D. Lyon
Vickie Lyon
Terry Lyon
Mary J. Lyon

Grantees:

Richard Dennis Dickinson, II
Rose Ann Dickinson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(Several Grantors)**

For the consideration of ---\$200,000.00--- Dollar(s)
and other valuable consideration, Ronald D. Lyon and Vickie Lyon, husband and wife, and Terry
Lyon and Mary J. Lyon, husband and wife
do hereby Convey to
Richard Dennis Dickinson, II and Rose Ann Dickinson, As Joint Tenants with Full Rights of
Survivorship and Not as Tenants in Common, the following described real estate in
Madison County, Iowa: See attached

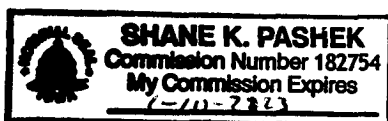
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 12-1-20.

Ron Lyon
Ronald D. Lyon (Grantor) (Grantor)
Vickie Lyon
Vickie Lyon (Grantor) (Grantor)
Terry Lyon
Terry Lyon (Grantor) (Grantor)
Mary J. Lyon
Mary J. Lyon (Grantor) (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 12-1-2020, by Ronald G. Lyon
and Vickie Lyon.



[Signature]
Signature of Notary Public

STATE OF Iowa, COUNTY OF Madison
This record was acknowledged before me on 12-1-2020, by Terry Lyon and
Mary J. Lyon



[Handwritten Signature]
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

LEGAL DESCRIPTION - LYONS

No. 03762636

TO

The West Half ($\frac{1}{2}$) of the Northeast Fractional Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. The West 215 feet of the East 548 feet of the South 215 feet thereof
2. The Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Three (3);
3. Parcel "A" located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Fractional Quarter ($\frac{1}{4}$) of said Section Three (3), containing 14.94 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 294 on February 18, 1992, in the Office of the Recorder of Madison County, Iowa;
4. All that part of Parcel "E" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Three (3), as shown in Corrected Plat of Survey filed in Book 2018, Page 2989 on September 14, 2018, in the Office of the Recorder of Madison County, Iowa;

AND

A tract of land located in the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northeast corner of said East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Three (3), thence South $01^{\circ}18'37''$ East, along the East line of said East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$), a distance of 2169.18 feet; thence South $84^{\circ}49'41''$ West a distance of 27.93 feet; thence North $03^{\circ}44'13''$ West, along the Easterly line of Parcels "C" and "D" (as shown in Plat of Survey filed in Book 2012, Page 1204 on April 26, 2012, in the Office of the Recorder of Madison County, Iowa), a distance of 1001.68 feet; thence North $75^{\circ}38'39''$ East, along said line, a distance of 11.59 feet; thence North $45^{\circ}07'57''$ East, along said line, a distance of 38.89 feet; thence North $00^{\circ}14'10''$ East, along said line, a distance of 1141.28 feet, to the point of beginning; **EXCEPT** all that part of Parcel "E" located therein, as shown in Plat of Survey filed in Book 2018, Page 2957 on September 13, 2018, in the Office of the Recorder of Madison County, Iowa;