



Document 2021 5293

Book 2021 Page 5293 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$10.00 INDX
Rev Transfer Tax \$1,093.60 ANNO
Rev Stamp# 654 DOV# 645 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$683,900

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Verle W. Norris, 300 West Marion, P.O. Box 256, Corydon, IA 50060,
Phone: 641-872-1363

¹/₃
Taxpayer Information: Todd E. Dickinson, 810 W. Main Street, Winterset, IA 50273

~~EV~~ **Return Document To:** Verle W. Norris, 300 West Marion, P.O. Box 256, Corydon, IA 50060

Grantors: American State Bank

Grantees: Todd E. Dickinson

Legal Description: See Page 2



SPECIAL WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, American State Bank, a corporation organized and existing under the laws of Iowa, does hereby convey to Todd E. Dickinson, the following described real estate in Madison County, Iowa:

A parcel of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17) and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), ALL in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at a point 585.0 Feet East of the Southwest Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Seventeen (17); thence North 1040 Feet; thence East 455.0 Feet; thence South 2049.14 Feet to the North R.O.W. line of County Road G-50; thence Northwesterly along said R.O.W. 749.98 Feet; thence North 379.7 Feet to the point of beginning, containing 18.1 acres more or less, INCLUDES Parcel "G" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty (20), containing 6.091 acres, as shown in Plat of Survey filed in Book 2018, Page 4060 on December 12, 2018, in the Office of the Recorder of Madison County, Iowa.



Grantors do Hereby Covenant with Grantees and successors in interest to Warranty and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: December 28, 2021.



American State Bank, an Iowa corporation

By Kevin Klemesrud, President / CEO
Kevin Klemesrud, President / CEO

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on December 28, 2021, by Kevin Klemesrud, as President / CEO of American State Bank a corporation.

Matthew R. Ritchey
Signature of Notary Public