

Document 2009 3150

Book 2009 Page 3150 Type 03 001 Pages 3 Date 10/15/2009 Time 3:06 PM

Rec Amt \$19.00 Aud Amt \$5.00 Rev Transfer Tax \$47.20 Rev Stamp# 261 DOV# 275 INDX ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

CHEK

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This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

Todd Dickinson, 2397 Upland Ln, Saint Charles, IA 50240

Mail tax statements to:

Todd Dickinson, 2397 Upland Ln, Saint Charles, IA 50240

(cc) File # 345079; 20584

#30,000.00

WARRANTY DEED

Legal:

See exhibit attached.

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Donald W. Read and Anna B. Read, husband and wife**, do hereby convey unto **Todd Dickinson, a single person**, the above-described real estate.

SUBJECT TO ALL 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 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 relinquish 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.

STATE OF <u>TOWA</u>) COUNTY OF <u>POLK</u>) SS:	Dated: 10/15/09
COUNTY OF POLK)	,
On this Hay of OCTOBER, 2009, before me the undersigned, a Notary Public in and for said State, personally appeared Donald W. Read	
and Anna B. Read, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.	Donald W. Read
Notary Public in and for said State	0 60 1
DAVID J. SCHREURS COMMISSION NO. 142711 MY COMMISSION EXPIRES 3 - 17 - 1)	Anna B. Réad

Warranty Deed - Page 2

The North Five (5) Acres of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, **EXCEPT** the following five tracts:

- 1. A tract of land commencing at a point 1170 feet West of the Northeast corner of the said North 5 acres of the Southwest Quarter (½) of the Northeast Quarter (½), thence West 150 feet, more or less, to the Northwest corner of said 40 acre tract, thence South along the West line of said 40 acre tract 165 feet, thence East 150 feet, more or less, to a point directly South of the point of beginning, thence North 165 feet to the point of beginning;
- 2. The East 224 feet of the said North 5 acres of the Southwest Quarter (1/4) of the Northeast Quarter (1/4);
- 3. That part of Parcel "P" located in the said North 5 acres of the Southwest Quarter (¼) of the Northeast Quarter (¼), located in and forming a part of the City of St. Charles, Madison County, Iowa, containing 1.243 acres, as shown in Plat of Survey filed in Book 2, Page 453 on August 18, 2000, in the Office of the Recorder of Madison County, Iowa;
- 4. Parcel "R" located in the said North 5 acres of Southwest Quarter (½) of the Northeast Quarter (½), located in and forming a part of the City of St. Charles, Madison County, Iowa, containing 0.43 acres, as shown in the Amended Plat of Survey filed in Book 2005, Page 3968, on August 18, 2005, in the Office of the Recorder of Madison County, Iowa;
- 5. That part of Parcel "Q" located in the said North 5 acres of the Southwest Quarter (¼) of the Northeast Quarter (¼), located in and forming a part of the City of St. Charles, Madison County, Iowa, as shown in the Amended Plat of Survey filed in Book 2005, Page 3969, on August 18, 2005, in the Office of the Recorder of Madison County, Iowa;

