

FILED NO. **005422**

BOOK **142** PAGE **820**

2000 AUG -4 PM 3:17

RECS \$ 5.00  
AUD \$ 5.00  
P.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
(515) 462-4912

Preparer Information: JOHN E. CASPER 223 EAST COURT AVENUE WINTERSSET  
Individual's Name Street Address City Phone



Address Tax Statement: ANDREW J. DICKINSON  
2397 UPLAND LANE  
ST. CHARLES, IOWA 50240  
**WARRANTY DEED**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of A GIFT FROM PARENT TO CHILD  
Dollar(s) and other valuable consideration,  
RICHARD D. DICKINSON and KATHLEEN A. DICKINSON, Husband and Wife,

do hereby Convey to  
ANDREW J. DICKINSON and JENNIFER A. PHILLIPS, as Joint Tenants with Full Rights of Survivorship, and Not  
as Tenants in Common,

the following described real estate in MADISON County, Iowa:

Parcel "H", located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 3, Page 608 on July 11, 2000, in the Office of the Recorder of Madison County, Iowa.

This instrument is a conveyance from parent to child without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(11).

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.

STATE OF IOWA

Dated: August 3, 2000

MADISON COUNTY,

SS:

On this 3rd day of AUGUST,  
2000, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD D. DICKINSON and KATHLEEN A. DICKINSON,

Richard D. Dickinson  
RICHARD D. DICKINSON (Grantor)

Kathleen Adli Dickinson  
KATHLEEN A. DICKINSON (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

\_\_\_\_\_  
(Grantor)

Steven D. Warrington  
Notary Public

\_\_\_\_\_  
(Grantor)



(This form is for the use of the grantor(s) only)