

Book 2004 Page 5922 Type 03 01 Pages 2
Date 12/14/2004 Time 3:28 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$163.20
Rev Stamp# 509 DOV# 603

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

2004 December
Joan Welch

| | |
|----------|-------------------------------------|
| COMPUTER | <input checked="" type="checkbox"/> |
| RECORDED | <input checked="" type="checkbox"/> |
| COMPARED | <input type="checkbox"/> |

Preparer Information
MCA

G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone



Address Tax Statement: Richard Dickinson
\$102,290.98 2397 Upland Lane, St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED (Several Grantors)

For the consideration of 102,290.98
Dollar(s) and other valuable consideration,
GERALDINE DICKINSON, an Unmarried Person; ELVIN DICKINSON and VICKI N. DICKINSON, Husband and
Wife; and BILLY DICKINSON and KAREN DICKINSON, Husband and Wife

do hereby Convey to

RICHARD DICKINSON and KATHLEEN A. 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 Southwest Fractional Quarter (1/4) and the West 30 Acres of the South Half (1/2) of the Southeast Quarter (1/4), except
the East 425 feet of the South 620 feet of the West 30 Acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4)
of Section Thirty (30) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., 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 Warranty 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: 12-7-04

Geraldine Dickinson
Geraldine Dickinson (Grantor)

Karen Dickinson
Karen Dickinson (Grantor) 11-19-04

Elvin Dickinson
Elvin Dickinson (Grantor)

(Grantor)

Vicki Dickinson
Vicki N. Dickinson (Grantor)

(Grantor)

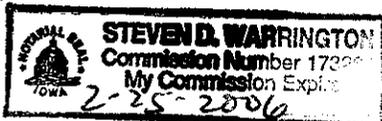
Billy Dickinson
Billy Dickinson (Grantor) 11/19/04

(Grantor)

STATE OF IOWA, MADISON COUNTY, ss:

On this 7th day of December, 2004 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Geraldine Dickinson, an Unmarried Person

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.



Steven D. Warrington

Notary Public

STATE OF IOWA, MADISON COUNTY, ss:

On this 30th day of November, 2004 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Elvin Dickinson and Vicki N. Dickinson, Husband and Wife

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.



Sue Southwick

Notary Public

Macogdoches, Texas. Macogdoches County

STATE OF IOWA, MADISON COUNTY, ss:

On this 19 day of November, 2004 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Billy Dickinson and Karen Dickinson, Husband and Wife

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.

Billy Dickinson 11/19/04
Karen Dickinson 11-19-04

Amber Huffman
Amber Huffman
Notary Public

11-19-04
Macogdoches TX.

