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Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 452-3731		
Preparer information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731		
Address Tax Statement: Jeremy J. Feldman, 306 SW Carriage Dr., Ankeny, IA 50023		
	\$50,000.00	
<b>WARRANTY DEED - JOINT TENANCY</b>		
For the consideration of <u>Fifty thousand</u> Dollar(s) and other valuable consideration, <u>Richard D. Dickinson and Kathleen A. Dickinson, Husband and Wife</u>		
do hereby Convey to <u>Jeremy J. Feldman and Kerry A. Feldman</u>		
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in <u>Madison</u> County, Iowa:		
See 1 in Addendum		
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: <u>1-9-07</u> <u>Richard D. Dickinson</u> Richard D. Dickinson (Grantor)		<u>Kathleen A. Dickinson</u> Kathleen A. Dickinson (Grantor)
STATE OF <u>IOWA</u> , COUNTY OF <u>MADISON</u>		
This instrument was acknowledged before me on <u>January 9, 2007</u> by <u>Richard D. Dickinson and Kathleen A. Dickinson, Husband and Wife</u>		
		<u>Larry Corkrean</u> Notary Public
 <p><b>LARRY CORKREAN</b> Commission Number 742085 My Commission Expires August 3, 2009</p>		

## Addendum

1. That part of the Southwest Quarter of Section 30, Township 75 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the West Quarter corner of said Section 30; thence on an assumed bearing of North  $86^{\circ}13'44''$  East 1032.94 feet along the North line of the Southwest Quarter of said Section 30 to the Center of said Section 30; thence south  $00^{\circ}22'38''$  West 717.74 feet along the east line of the North  $\frac{1}{2}$  of said Southwest Quarter; thence South  $86^{\circ}13'44''$  West 1036.49 feet to the West line of said North  $\frac{1}{2}$  of the Southwest Quarter; thence North  $00^{\circ}39'35''$  East 718.00 feet along said West line to the West Quarter corner of said Section 30 and the point of beginning.

Said tract contains 17.00 acres and is subject to Madison County Highway Easement over the westerly 0.72 acres thereof.

