

Document 2007 464

Book 2007 Page 464 Type 03 001 Pages 1

Date 2/02/2007 Time 11:03 AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$73.60

Rev Stamp# 39 DOV# 48

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - May 2006

Lewis H. Jordan ISBA # 02714

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return Document to: Charles R. Hoffman, 3059 Settlers Trail, St. Charles, IA 50240

Preparer Information: Lewis H. Jordan, Post Office Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Address Tax Statement: Charles R. Hoffman, 3089 Settlers Trail, St. Charles, IA 50240



WARRANTY DEED

For the consideration of -----\$46,058.82 Dollar(s) and other valuable consideration,
Richard Dickinson and Kathleen A. Dickinson, Husband and Wife

do hereby Convey to
Charles R. Hoffman

the following described real estate in MADISON County, Iowa:

Parcel "A" located in the Southwest Quarter (SW 1/4) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 13.50 acres, as shown in Plat of Survey filed in Book 2006, Page 4903 on November 27, 2006, in the Office of the Recorder of 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 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: 12-13-06

Richard Dickinson
Richard Dickinson (Grantor)

Kathleen A. Dickinson
Kathleen A. Dickinson (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on December 13, 2006 by Richard Dickinson and Kathleen A. Dickinson, Husband and Wife

Larry Corkrean
Notary Public



(This form of acknowledgment for individual grantor(s) only)