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Official Form No. 101 - May 2006

G. Stephen Walters ISBA # 05813

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

Return Document to: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Preparer Information: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Address Tax Statement: Andrew Dickinson, 2425 Upland Lane, St. Charles, IA 50240



### WARRANTY DEED

For the consideration of 90,000.00 Dollar(s) and other valuable consideration,  
Gerraldine Dickinson, an unmarried person

do hereby Convey to  
Andrew Joseph Dickinson and Jennifer 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 Southeast Quarter (1/4) of the Northeast Quarter (1/4), except the portion thereof North of the  
Highway of Section Thirty-one (31), 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 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: February 9, 2007

Gerraldine Dickinson

By: Elvin H. Dickinson  
Elvin H. Dickinson, as attorney-in-fact (Grantor)

(Grantor)

for Gerraldine Dickinson

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on Feb. 9, 2007 by Elvin H. Dickinson, attorney-in-fact  
for Gerraldine Dickinson

G. Stephen Walters  
Notary Public

