

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8746

Return to:

ESCROW PROFESSIONAL COMPANY, 1501 - 50th Street - Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:

JASON DICKINSON & JODI DICKINSON, 145 N. Hull, Truro, Iowa 50257

File #07090005

\$ 68,000

WARRANTY DEED



Legal: **The North Half (1/2) of Lots One (1) and Two (2) in Block Five (5) of the ORIGINAL TOWN OF TRURO (formerly called Ego) in Madison County, Iowa**

Address: 145 N. Hull, Truro, Iowa

Parcel ID: 890000105010000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David A. Hughes, a/k/a David Alan Hughes, and Sara Jo Leib Hughes, husband and wife, do hereby convey unto, Jason A. Dickinson and Jodi N. Dickinson, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.**

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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)

COUNTY OF Wapara)

SS:

On this 27 day of February, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **David A. Hughes, a/k/a David Alan Hughes, and Sara Jo Leib Hughes, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Beth Voltmer
Notary Public in and for said State

Dated: 2/27, 2007

David A. Hughes
David A. Hughes

Sara Jo Leib Hughes
Sara Jo Leib Hughes

