



Document 2012 1380

Book 2012 Page 1380 Type 03 001 Pages 1
Date 5/10/2012 Time 11:36 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$55.20
Rev Stamp# 139 DOV# 146
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

G. Stephen Walters

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

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

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

Taxpayer: Richard Dennis Dickinson, II and Rose Ann Dickinson, 3283 155th Street, Cumming, IA 50061



WARRANTY DEED - JOINT TENANCY

For the consideration of 35,000.00 Dollar(s) and other valuable consideration,
Richard Andrew Hanrahan and Virginia Susan Hanrahan, Husband and Wife

do hereby
Convey to Richard Dennis Dickinson, II and Rose Ann Dickinson,

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Parcel "D" in the Southeast Quarter of the Northeast Quarter of Section 3, Township 76North, Range 26 West
of the 5th P.M., Madison County, Iowa, as described more fully in a Plat of Survey recorded on April 26, 2012,
in Book 2012 on Page 1204 in the Office of the Madison County, Iowa, Recorder.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real es-
tate 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.

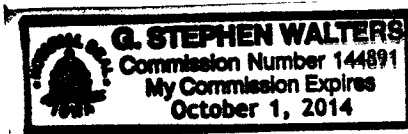
Richard Andrew Hanrahan (Grantor)

Dated: May 3 - 2012

Virginia Susan Hanrahan (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on May 3, 2012, by Richard Andrew Hanrahan and Virginia Susan Hanrahan



, Notary Public