



Document 2014 1855

Book 2014 Page 1855 Type 03 001 Pages 2
Date 7/30/2014 Time 10:53 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$479.20
Rev Stamp# 252 DOV# 262
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$300,000.⁰⁰

This instrument prepared by:
JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Phone No.: (515)453-4625
Return to:
Roger L. Cox and Robin R. Cox, 2635 Warren Ave, Saint Charles, IA 50240
Mail tax statements to:
Roger L. Cox and Robin R. Cox, 2635 Warren Ave, Saint Charles, IA 50240
WF4072
Order No.: MES-53353/JC

WARRANTY DEED

1/2

Legal: **The South 330 feet of the North 990 feet of the East Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Charles LeRoy Dickinson and Sandra Cooper Dickinson, husband and wife**, do hereby convey unto **Roger L. Cox and Robin R. Cox, husband and wife**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Charles LeRoy Dickinson
Charles LeRoy Dickinson

Sandra Cooper Dickinson
Sandra Cooper Dickinson

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on July 17 2014 by Charles LeRoy Dickinson and Sandra Cooper Dickinson, husband and wife.

[Signature]
Notary Public in and for said State

