

Document 2015 1751

Book 2015 Page 1751 Type 03 001 Pages 2 Date 6/25/2015 Time 2:05:22PM Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$546.40 Rev Stamp# 185 D0V# 197 INDX ANNO SCAN

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Phone No.: (515)453-4614

Return to:

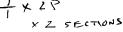
Andrew Dickenson and Jennifer Dickenson, 2425 Upland Ln, Saint Charles, IA 50240

Mail tax statements to:

Andrew Dickenson and Jennifer Dickenson, 2425 Upland Ln, Saint Charles, IA 50240

\$341674 1 x 2 P

## WARRANTY DEED



Legal:

Parcel "K" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.17 acres, as shown in Plat of Survey filed in Book 2015, Page 1503 on June 1, 2015, in the Office of the Recorder of Madison County, Iowa; AND the Northwest Quarter (1/4) of the of the Northwest Quarter (1/4) and the North Half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fourteen (14); AND the Northeast Quarter (1/4) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying Westerly of Clanton Creek; AND EXCEPT a tract of land located in the South Half (1/2) of the Northeast Quarter (1/4) of said Section Fifteen (15), more particularly described as follows, to wit: Commencing 20 rods North of the Southwest corner of said Northeast Quarter (1/4) thence East 120 rods, thence North 20 rods, thence East 40 rods, thence South 40 rods to the Southeast corner of said Northeast Quarter (1/4), thence West to the Southwest corner thereof, thence North 20 rods to the point of beginning.



Order No.: MES-58895/JV

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Wayne L. Strawn and Sallie V. Leola Strawn, husband and wife, do hereby convey unto Andrew Dickénson and Jennifer Dickénson, 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 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.

Wayne L. Strawn

Sallie V. Leola Strawn

STATE OF

COUNTY OF

SS:

This instrument was acknowledged before me on \_\_\_\_\_\_\_ Strawn and Sallie V. Leola Strawn, husband and wife,

Notary Public in and for said State

