



Document 2015 1751

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Date 6/25/2015 Time 2:05:22PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$546.40

Rev Stamp# 185 DOV# 197

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

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

Order No.: MES-58895/JV

\$ 341,674

1/4 x 2 P

x 2 SECTIONS

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.



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 Dickenson and Jennifer Dickenson, 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
Wayne L. Strawn

Sallie V. Leola Strawn
Sallie V. Leola Strawn

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on June 25 2015 by Wayne L. Strawn and Sallie V. Leola Strawn, husband and wife

Jane E. Krumm
Notary Public in and for said State

