



**BK: 2017 PG: 2696**  
**Recorded: 8/28/2017 at 1:12:03.0 PM**  
**Fee Amount: \$22.00**  
**Revenue Tax: \$1,119.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: (515)453-4625

Mail tax statements and return document to:  
Thomas Vodraska and Lori A. Vodraska, 2419 Upland Ln., Saint Charles, IA 50240

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Richard D. Dickinson and Kathleen A. Dickinson, husband and wife**, do hereby convey unto **Thomas Vodraska and Lori A. Vodraska, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**The East 33 acres of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16); AND the North Half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9); ALL in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "H" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16), containing 10.00 acres, as shown in Plat of Survey filed in Book 3, Page 608 on July 11, 2000, in the Office of the Recorder of Madison County, Iowa.**

Order No.: MES-74515/JC

**SUBJECT TO ANY 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.

Richard D. Dickinson  
Richard D. Dickinson  
Kathleen A. Dickinson  
Kathleen A. Dickinson

STATE OF Iowa )  
COUNTY OF Madison )

SS:

This instrument was acknowledged before me on August 24 2017 by Richard D. Dickinson and Kathleen A. Dickinson, husband and wife.

[Signature]  
Notary Public in and for said State

