



Document 2009 3150

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Date 10/15/2009 Time 3:06 PM

Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Rev Stamp# 261 DOV# 275

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

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1

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

Todd Dickinson, 2397 Upland Ln, Saint Charles, IA 50240

Mail tax statements to:

Todd Dickinson, 2397 Upland Ln, Saint Charles, IA 50240

(cc) File # 345079; 20584

\$ 30,000.00

WARRANTY DEED

Legal: **See exhibit attached.**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Donald W. Read and Anna B. Read, husband and wife**, do hereby convey unto **Todd Dickinson, a single person**, the above-described real estate.

The North Five (5) Acres of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, **EXCEPT** the following five tracts:

1. A tract of land commencing at a point 1170 feet West of the Northeast corner of the said North 5 acres of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence West 150 feet, more or less, to the Northwest corner of said 40 acre tract, thence South along the West line of said 40 acre tract 165 feet, thence East 150 feet, more or less, to a point directly South of the point of beginning, thence North 165 feet to the point of beginning;
2. The East 224 feet of the said North 5 acres of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$);
3. That part of Parcel "P" located in the said North 5 acres of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), located in and forming a part of the City of St. Charles, Madison County, Iowa, containing 1.243 acres, as shown in Plat of Survey filed in Book 2, Page 453 on August 18, 2000, in the Office of the Recorder of Madison County, Iowa;
4. Parcel "R" located in the said North 5 acres of Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), located in and forming a part of the City of St. Charles, Madison County, Iowa, containing 0.43 acres, as shown in the Amended Plat of Survey filed in Book 2005, Page 3968, on August 18, 2005, in the Office of the Recorder of Madison County, Iowa;
5. That part of Parcel "Q" located in the said North 5 acres of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), located in and forming a part of the City of St. Charles, Madison County, Iowa, as shown in the Amended Plat of Survey filed in Book 2005, Page 3969, on August 18, 2005, in the Office of the Recorder of Madison County, Iowa;

