



Document 2020 1781

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Date 5/22/2020 Time 11:43:04AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Rev Stamp# 173 DOV# 172

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

**WARRANTY DEED JOINT TENANCY**

**Recorder's Cover Sheet**

\$30,000

**Preparer Information:**

Jonathan C. Lewis, 3511 Southern Hills Dr. Des Moines, Iowa 50321

Phone: (515) 974-9585

**Taxpayer Information:**

RICHARD & CLAIRE A. SEELY *PO Box 56 ST CHARLES, IA 50240*

**Return Document To:**

✓ PO BOX 56 ST CHARLES, IA 50240, *RICHARD + CLAIRE A. SEELY*

**Grantors:**

Patrick D. McHenry and Karla Fultz McHenry

**Grantees:**

RICHARD SEELY and CLAIRE A. SEELY

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** \_\_\_\_\_



**WARRANTY DEED  
JOINT TENANCY**

For the consideration of One Dollar(s) and other valuable consideration, Patrick D. McHenry and Karla Fultz McHenry, husband and wife do hereby Convey to RICHARD SEELY and CLAIRE A. SEELY, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "G" located in the West Half of the Northwest Quarter of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter corner of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa: thence North 0°00'00" East along the West line of the Northwest Quarter of said Section 16, 617.70 feet to the Point of Beginning; thence North 88°14'31" East, 623.11 feet; thence North 26°38'38" West, 486.42 feet; thence North 11°23'05" West, 952.65 feet to a point in an existing fenceline; thence South 83°11'20" West along an existing fenceline, 218.17 feet to a point on the West line of the Northwest Quarter of said Section 16; thence South 0°00'00" West along the West line of the Northwest Quarter of said Section 16, 1361.92 feet to the Point of Beginning. Said parcel contains 11.860 acres.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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.

Dated: 5/20/20.



Patrick D. McHenry  
Patrick D. McHenry, Grantor

Karla Fultz McHenry  
Karla Fultz McHenry, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 05/20/2020, by Patrick D. McHenry



Dzenana Begovic  
Signature of Notary Public

STATE OF IOWA, COUNTY OF POK

This record was acknowledged before me on 05/20/2020, by  
Karla Fultz McHenry

Dzenana Begovic  
Signature of Notary Public