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This instrument prepared by:

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Phone # (515) 271-7770

Return document to and mail tax statements to:

MEGANN MARIE GRISSOM, 302 East Benton Street, Winterset, Iowa 50273

File #RESC / CVG (spo)

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## **WARRANTY DEED**

**Legal: The North Half (1/2) of Lot Three (3) and of the West 10 feet of Lot Two (2) in Block Four (4) of NORTH ADDITION to the City of Winterset, Madison County, Iowa**

**Address: 302 East Benton Street, Winterset, Iowa 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brett Forgy, a single person**, does hereby convey the above-described real estate to **Megann Marie Grissom, a married woman, as her sole and separate property.**

### **SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

<p>STATE OF <u>Iowa</u> )  COUNTY OF <u>Madison</u> ) SS:</p> <p>On this <u>28</u> day of <u>June</u>, 2021,  before me the undersigned, a Notary Public in and for said  State, personally appeared <b>Brett Forgy, a single person</b>,  to me known to be the identical person named in and who  executed the foregoing instrument and acknowledged that  the person executed the same as that person's voluntary  act and deed.</p> <p><u><i>Cindy Stanford</i></u>  Notary Public in and for said State</p>	<p>Dated: <u>6/28/21</u>, 2021</p> <p><u><i>Brett Forgy</i></u>  Brett Forgy</p>
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