



Document 2022 1630

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Date 6/02/2022 Time 7:59:56AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$359.20

Rev Stamp# 194 DOV# 187

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$225,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Callie G. Forgy and Eliason S. McNees, 303 W. Filmore Street,
Winterset, IA 50273

¹
~~2~~ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: August J. Henrichs and Deanne M. Steffens, Power of Attorney for Erlene M.
Henrichs

Grantees: Callie G. Forgy and Eliason S. McNees

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, August J. Henrichs and Deanne M. Steffens, as Power of Attorney for Erlene M. Henrichs, do hereby Convey to Callie G. Forgy and Eliason S. McNees, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Eight (8) in Block Seven (7) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa.



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.

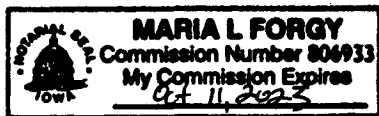
Dated: 05-29-2022.

August J. Henrichs
August J. Henrichs, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 05-29-2022 by August J. Henrichs.

Maria L. Forgy
Signature of Notary Public



Deanne M. Steffens
Deanne M. Steffens, as Power of Attorney for Erlene Henrichs, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 05-29-2022 by Deanne M. Steffens, as Power of Attorney for Erlene M. Henrichs.