

\$41,000.00

REC'D \$ 5.00
AID \$ 5.00
F.M.A. \$ 1.00

COMPUTER
RECORDED
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FILED NO. **004430**
BOOK 64 PAGE 16
2000 MAY 26 PM 3:01
3:01 pm
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lawrence P. Van Werden, 200 W. Jefferson, P.O. Box 199, Osceola, (515) 342-2157
Individual's Name Street Address City Phone

Tax Statement: Ben & Maria Forgy, 3021 325th Street, Truro Ia 50257 SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,

Russell Henry and Mary Jane Henry,
husband and wife

do hereby Convey to

Benjamin C. Forgy and Maria L. Forgy
husband and wife

as Joint Tenants with Full Right of Ownership in the Survivor, not as Tenants in Common.

the following described real estate in Madison County, Iowa:

Lots 1 and 2, in Block 3 of the original town of Patterson, Madison County, Iowa.

and

A tract bounded by a line described as commencing at the Northwest corner of Block 3 of the original town of Patterson, Madison County, Iowa; thence East on the North boundary of Blocks 3, 2 and 1 of said original town of Patterson, Iowa to the Northeast corner of said Block 1; thence in a Northwesterly direction on a straight line to a point 2 rods North of the point of beginning; thence South to the point of beginning, EXCEPT all that part of said tract lying East of a line extending North from the East boundary of Lot 1, in Block 3, of the original town of Patterson, Iowa.

Transfer Tax \$ 67.20

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.

STATE OF IOWA,
Clarke COUNTY,

Dated: March 15, 2000

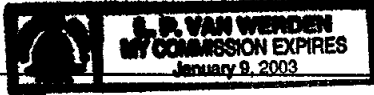
On this 15 day of March,
2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Russell Henry and Jane Henry, husband and wife

ss: Russell Henry
Russell Henry (Grantor)

Mary Jane Henry
Mary Jane Henry (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

L.P. Van Werden
Notary Public



(This form of acknowledgment for individual grantor(s) only)