

IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

FILED NO. 002467  
BOOK 2002 PAGE 2467  
2002 MAY 22 PM 2:45

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

PREPARED BY: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266/wt

File 14204017

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement to; Harold Forsyth, 521 North 7<sup>th</sup> St., Winterset, IA 50273

### WARRANTY DEED CORPORATE GRANTOR

For the consideration of ONE Dollar and other good and valuable consideration the receipt of which is hereby acknowledged, **G & G Properties, Inc.** a corporation organized and existing under the laws of the state of IOWA does hereby convey to **Harold Forsyth and Julie Forsyth, Husband and Wife**, the following described real estate in **Madison** County, Iowa:

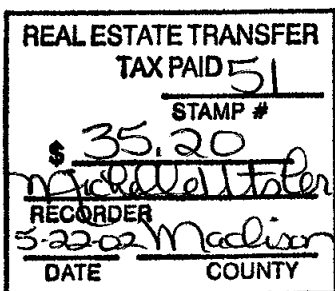
**Parcel "H" which is part of Lot 4, Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa more particularly described as follows:  
Beginning at the Southwest Corner of Lot 4, Helen McCall Huntoon Addition Plat No. 3, City of Winterset, Madison County, Iowa, thence North 82°48'48" East 179.97 feet along the North line of Madison Street; thence North 04°22'22" West 359.38 feet to a point on the North line of said Lot 4; thence South 73°53'11" West 59.83 feet along the North line of said Lot 4; thence South 55°38'00" West 228.20 feet along the North line of said Lot 4; thence South 29°58'07" East 113.09 feet along the East line of Madison Street; thence South 15°31'57" East 142.67 feet along the East line of Madison Street to the Point of Beginning containing 1.567 acres.**

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

The Corporation hereby covenants with grantees, and its successors in interest, that it holds title to the real estate in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

All words and phrases used herein, including acknowledgment hereof, shall be construed as in the singular or plural number and as masculine or feminine gender; according to the context.

Signed this 22<sup>ND</sup> day of MAY, 2002.



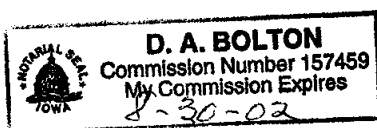
G & G Properties, Inc.

By: Roger Gifford

By: \_\_\_\_\_

STATE OF IOWA, MADISON COUNTY, SS:

On this 22<sup>ND</sup> day of MAY, A.D. 2002 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared ROGER GIFFORD and \_\_\_\_\_ to me personally known, who being by me duly sworn, did say that they are the PRESIDENT and \_\_\_\_\_ respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said ROGER GIFFORD and \_\_\_\_\_ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



D. A. Bolton  
Notary Public in and for Said State