

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

FILED NO. 1480

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COMPLITER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of one dollar and other valuable consideration
Dollar(s) and other valuable consideration, Karla Fultz McHenry and Patrick D. McHenry,
wife and husband, Gary Van Dyke and Patricia Marie Van Dyke, husband
and wife, and Richard Seely and Claire A. Seely, husband and wife
do hereby Convey to Patrick D. McHenry and Karla Fultz McHenry, 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.

Consideration less than \$500.00.

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, ss:
POLK COUNTY,

Dated: 9/26/96
Karla Fultz McHenry
Karla Fultz McHenry (GRANTOR)

On this 26 day of September
1996, before me the undersigned, a Notary
Public in and for said State, personally appeared Karla
Fultz McHenry, Patrick D. McHenry,
Gary VanDyke, Patricia Marie VanDyke,
Richard Seely and Claire A. Seely
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.

Patrick D. McHenry
Patrick D. McHenry (Grantor)

Gary Van Dyke
Gary Van Dyke (Grantor)

Patricia Marie Van Dyke
Patricia Marie Van Dyke (Grantor)

John J. Gajdel
Notary Public

Richard Seely
Richard Seely (Grantor)

Claire A. Seely
Claire A. Seely (GRANTOR)

(This form of acknowledgment for individual grantors only)