



Document 2012 2601

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$383.20

Rev Stamp# 270

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

~~E. Return to~~

Prepared by: Timothy C. Hogan, Hogan Law Office, 3101 Ingersoll Ave, Suite 103, Des Moines, IA 50312 515-279-9059

Return to & Address Tax Statements: Gerald N. DuBois III, 2788 State Hwy 92, Winterset, IA 50273

\$ 240,000.00  
1/3 28

### WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, **RONALD J. FORGY and JACQUELINE L. FORGY, husband and wife**, do hereby convey to **JERRY DUBOIS a/k/a GERALD NEAL DUBOIS III**, the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence S0°00' 99.2 feet; thence North 89°05' West 40.0 feet to the point of beginning; thence North 0°00' 415.6 feet to the south right-of-way line of Iowa Highway No. 92; thence North 88°25' West 811.1 feet; thence South 0°00' 425.0 feet; thence South 89°05' East 810.9 feet to the point of beginning, containing 7.823 Acres.



**THIS DEED IS GIVEN IN FULL SATISFACTION OF THE REAL ESTATE CONTRACT RECORDED AUGUST 2, 2007 IN BOOK 2007 AT PAGE 3009.**

Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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.

The undersigned hereby relinquish 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.

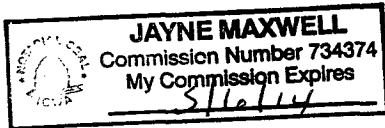
Dated: September 4, 2012.

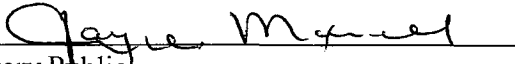
  
RONALD J. FORGY

  
JACQUELINE L. FORGY

STATE OF IOWA, COUNTY OF POLK:

This instrument was acknowledged before me on September 5<sup>th</sup>, 2012, by Ronald J. Forgy and Jacqueline L. Forgy.



By:   
Notary Public