



Document 2017 3174

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Date 10/06/2017 Time 3:08:48PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$162.40

ANNO

Rev Stamp# 435 DOV# 443

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED



Return to: Mark L. Smith, POB 230, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Ernest Beechy, 3340 US Highway 169, Lorimor, IA 50149

²/₃ For the consideration of -----\$102,000.00----- Dollar(s) and other valuable consideration, Barbara J. Forbes, Single,

do hereby Convey to

Ernest Beechy

the following described real estate in

Madison County, Iowa: Parcel "A" located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.48 acres, as shown in Plat of Survey filed in Book 2002, Page 2002, on April 26, 2002, in the Office of the Recorder of 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 on 10-6-2017

Barbara J. Forbes

Barbara J. Forbes (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 10-6-2017, by Barbara J. Forbes



David A. Koch
Signature of Notary Public