



BK: 2017 PG: 1718
Recorded: 6/2/2017 at 2:01:00.0 PM
Fee Amount: \$17.00
Revenue Tax: \$239.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4625

Mail tax statements and return document to:
Julie J. Ostrander, 140 S Railroad St., Truro, IA 50257

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brady A. Foreman and Cathy Foreman, husband and wife**, do hereby convey unto **Julie J. Ostrander, a single person**, the following described real estate:

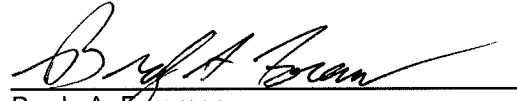
A tract of land located in the former Railroad Depot Grounds in the Original Town of Truro, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 60 feet East of the Southeast corner of Lot Twenty-two (22) in Block Eight (8) of the Original Town of Truro (formerly Ego), Madison County, Iowa, and running thence North 68 feet, thence East 109 1/2 feet, thence South 00° 28'11" East to the North line of Prairie Street, thence West to the place of beginning.

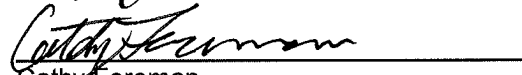
Order No.: MES-72490/JC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the 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. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

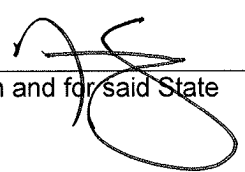
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Brady A. Foreman


Cathy Foreman

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on June 1 20 17 by Brady A. Foreman and Cathy Foreman, husband and wife.


Notary Public in and for said State

