



Document 2020 1738

Book 2020 Page 1738 Type 03 001 Pages 2
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer: David C. Pulliam, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (DCP72813)
Return To: David C. Pulliam, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266
Taxpayer Information: Gregory S. Henderson and Lisa N. Henderson, 2131 214th Lane, Winterset, Iowa 50273

CORRECTIVE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Benjamin W. Johnson and Terri J. Johnson, husband and wife**, do hereby convey to **Gregory S. Henderson and Lisa N. Henderson, 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:

A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 7.922 acres including 0.877 acres of county Road right of way, as shown in Boundary Retracement Survey filed in Book 2019, Page 225 on January 10, 2019 in the Office of the Recorder of Madison County, Iowa.

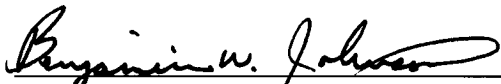
This deed is being recorded to correct the legal description on the deed dated February 11, 2019 and filed February 13, 2019 in Book 2019 at Page 510.

Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title 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.

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: March 26, 2020



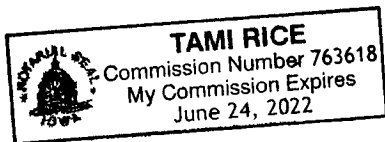
Benjamin W. Johnson




Terri J. Johnson

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

This record was acknowledged before me on this 26th day of March, 2020,
by **Benjamin W. Johnson and Terri J. Johnson, husband and wife.**





Notary Public in and for said State