



Document 2020 269

Book 2020 Page 269 Type 03 001 Pages 2

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Scott M. Wood, 511 SW 3rd Street, Ankeny, Iowa 50023

Phone: (515) 964-4277

Taxpayer Information: (Name and complete address)

Jessica and Reid Leichty, 114 8th Avenue South, Winterset, IA 50273

Return Document To: (Name and complete address)

Jessica and Reid Leichty, 114 8th Avenue South, Winterset, IA 50273

Grantors:

Eric Trogdon

Brenda Trogdon

Grantees:

Jessica Leichty

Reid Leichty

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Eric Trogdon and Brenda Trogdon, husband and wife

do hereby Convey to Jessica Leichty and Reid Leichty, a married couple, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in

Madison County, Iowa: The East 16 Rods of the South 6 Rods of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This Deed Given to Correct a Scrivener's Error found in that Warranty Deed recorded in Book 2019, Page **397**. Madison County Recorder.

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 January 18, 2020.

Eric Trogdon
Eric Trogdon (Grantor)

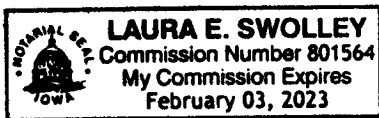
Brenda Trogdon
Brenda Trogdon (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON / Warren

This record was acknowledged before me on January 18, 2020, by Eric Trogdon and Brenda Trogdon, husband and wife



Laura E. Swolley
Signature of Notary Public