

BK: 2020 PG: 382
Recorded: 2/4/2020 at 2:29:34.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

CORRECTED WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information:

Ouderkirk Law Firm, 108 W. Ashland Ave., P.O. Box 156, Indianola, IA 50125 (515) 961-5315

Taxpayer Information:

Jon R. Wiegert, II, 1775 Windwood Trail, Prole, IA 50229

Return Address

Jon R. Wiegert, II, 1775 Windwood Trail, Prole, IA 50229

Grantors:

James Scully, As Agent and/or Attorney-in-Fact for Eugene O. Scully

Grantees:

Jon R. Wiegert, II

Legal Description: See Page 2

Corrected Warranty Deed

For the consideration of One Dollar(s) and other valuable consideration, Eugene O. Scully, a single person and Grantor, does hereby convey to Jon R. Wiegert II, Grantee, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Northwest Quarter (1/4) Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., as shown by the Plat of Survey recorded in Farm Plat Book Three (3) at Page 230.

subject to easements, covenants, restrictions, reservations, ordinances, roadways, fence agreements and plats of record.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants 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.

This Corrected Warranty Deed corrects the Grantee and spelling of the name of the Grantee to Jon R. Wiegert II in the Warranty Deed recorded on November 25, 1998 in Book 139 at Page 811 in the Office of the Recorder for Madison County, Iowa. Helen M. Scully, the then-spouse of Eugene O. Scully on November 25, 1998, is deceased.

Date ~~11-28-20~~ 1-28-20

James Scully
James Scully, as Agent and/or Attorney-in-Fact for Eugene O. Scully, Grantor

STATE OF Kansas, COUNTY OF Finney

This instrument was acknowledged before me on the 28 day of January, 2020, by James Scully, as Agent and/or Attorney-in-Fact for Eugene O. Scully.

Michelle Unruh
Notary Public In and For the State of Kansas

