

**BK: 2021 PG: 1642**  
**Recorded: 4/22/2021 at 8:52:05.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$0.00**  
**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)453-4637

Mail tax statements and return document to:

Jennifer Elkin and Ethan Elkin, 1767 Quail Ridge Ave, Winterset, IA 50273

15379-DP

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## **CORRECTED WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joshua L Rhamy, a single person, and Sara Ann Gray f/k/a Sara A Rhamy, a single person**, do hereby convey unto **Jennifer Elkin and Ethan Elkin, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, INCLUDING Parcel "L" located therein, containing 10.09 acres, as shown in Plat of Survey filed in Book 2016, Page 2205 on August 1, 2016, in the Office of the Recorder of Madison County, Iowa; EXCEPT that part of Parcel "K" located therein, containing 10.0278 acres, as shown in Plat of Survey filed in Book 2005, Page 4237 on September 2, 2005, in the Office of the Recorder of Madison County, Iowa.**

Order No.: 808-15379/BS

THIS DEED IS BEING FILED TO CORRECT THE LEGAL DESCRIPTION ON THE DEED FILED JANUARY 4, 2021, IN BOOK 2021, PAGE 23 OF THE MADISON COUNTY RECORDS.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, 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.



*Joshua L Rhamy*  
Joshua L Rhamy  
*Sara Ann Gray*  
Sara Ann Gray

STATE OF IOWA )  
COUNTY OF POLK )

SS:

This instrument was acknowledged before me on APRIL 1 2021 by Joshua L Rhamy, a single person.

*Rochelle Lynn Tyler*  
Notary Public in and for said State

STATE OF Iowa )  
COUNTY OF Madison )

SS:

This instrument was acknowledged before me on April 13 2021 by Sara Ann Gray f/k/a Sara A Rhamy, a single person.

*Brenda Lytton*  
Notary Public in and for said State

