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Book 2021 Page 2460 Type 03 001 Pages 2

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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**AMENDED AND SUBSTITUTED
WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet**

$\frac{1}{1}$

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Louis Erpelding Coe Erpelding, 2580 Hiatt Apple Trail, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Grantors: Next Door Construction & Properties, L.L.C.

Grantees: Louis Erpelding and Coe Erpelding

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



AMENDED AND SUBSTITUTED
WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Twenty-Six Thousand Dollar(s) and other valuable consideration, Next Door Construction & Properties, L.L.C., a Limited Liability Company organized and existing under the laws of Iowa, does hereby Convey to Louis Erpelding and Coe Erpelding, 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:

Parcel "W", described as being the East 20.35 feet of Lot Four (4), in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, as shown in Amended Plat of Survey filed in Book 2015, Page 3773 on December 22, 2015, in the Office of the Recorder of Madison County, Iowa. (3)

This Amended and Substituted Deed is correcting the legal description of the deed recorded on May 21, 2021, in Book 2021, Page 2082 of the Recorder's Office of Madison County, Iowa.

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, according to the context.

Dated: 6/8/2021

Next Door Construction & Properties, L.L.C., an Iowa Limited Liability Company

By [Signature]
Todd Halverson, Member Manager

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

This record was acknowledged before me on 6/8/21, by Todd Halverson, as Member Manager, of Next Door Construction & Properties, L.L.C. a Limited Liability Company.

[Signature]
Signature of Notary Public

