



Document 2021 4131

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**CORRECTED
WARRANTY DEED
JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Jeffrey Dawson and Kari Dawson, 2615 Vista Ct, Norwalk, IA 50211

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: J. Stephen Lathrum and Sandra L. Lathrum

Grantees: Jeffrey Dawson and Kari Dawson

Legal Description: See Page 2

Document or instrument number of previously recorded documents: This corrected deed is to correct grantees name, which was filed on June 22, 2021, in Book 2021, Page 2566 of the Recorder's Office of Madison County, Iowa.



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, J. Stephen Lathrum and Sandra L. Lathrum, husband and wife, do hereby Convey to Jeffrey Dawson and Kari Dawson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**This deed is exempt according to Iowa Code 428A.2(21).
This deed is to correct legal name of grantee is Jeffrey Dawson**

Parcel B of the Northwest Quarter of the Northeast Quarter of Section 21, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey recorded May 26, 2021, in Book 2021, Page 2159 of the Recorder's Office of Madison County, Iowa.

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: October 1, 2021.

J. Stephen Lathrum, Grantor

Sandra L. Lathrum, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 1, 2021 by J. Stephen Lathrum and Sandra L. Lathrum.



Signature of Notary Public