

BK: 2022 PG: 1142  
Recorded: 4/20/2022 at 10:58:20.0 AM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
LISA SMITH RECORDER  
Madison County, Iowa

**Prepared by and**

**Return to:** Michael P. Holzworth, 5835 Grand Avenue, Suite 104, Des Moines, IA 50312, (515) 274-0279

**Taxpayer:** Kenneth M. Flaherty and Susan M. Flaherty, 28665 Hickory Lodge Drive, Van Meter, IA 50261

**CORRECTED WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration Paul F. Cain and Kelly Jo Cain, husband and wife, do hereby Convey to Kenneth M. Flaherty and Susan M. Flaherty, husband and wife, an undivided 50% interest with Kevin M. Flaherty and Shelley Flaherty, husband and wife an undivided 50% interest, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 51.62 acres, as shown in Corrected Plat of Survey filed in Book 2014, Page 2001 on August 12, 2014, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** all that part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-one (21) lying South of the North Bank of Cedar Creek and except all that part of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-one (21) lying South and West of the North and East Bank of Cedar Creek, that lies therein; **AND** the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-one (21), **EXCEPT** all that part thereof that lies within Parcels "A", "B" and "C" as shown in Corrected Plat of Survey filed in Book 2014, Page 2001 on August 12, 2014, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** all that part thereof that lies within Lot One (1) of Wyndmere Estates Plat 1, as shown in Plat of Survey recorded in Book 2006, Page 241 on January 17, 2006, in the Office of the Recorder of Madison County, Iowa.

Exemption: 428A.2(21)

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.

This Corrected Warranty Deed is to correct the Warranty Deed recorded in the Madison County Recorder's Office in Book 2022, Page 882 to clarify the ownership interest in the property.

Dated: April 19, 2022

Paul F. Cain  
Paul F. Cain (Grantor)  
Kelly Jo Cain  
Kelly Jo Cain (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 19th day of April, 2022, by Paul F. Cain and Kelly Jo Cain, husband and wife.

[Signature]  
Signature of Notary Public

