



Document 2022 3771

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

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

**Taxpayer Information:** Melissa Bullis, 616 E. Green Street, Winterset, IA 50273

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

**Grantors:** Jacob T. Currie and Kayle E. Currie

**Grantees:** Melissa Bullis

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One Hundred Eighty Thousand Dollar(s) and other valuable consideration, Jacob T. Currie and Kayle E. Currie, husband and wife, do hereby Convey to Melissa Bullis the following described real estate in Madison County, Iowa:

Lot Two (2) in Block Two (2) of Laughridge & Cassiday's Addition to the Town of Winterset, Madison County, Iowa.

This Warranty Deed corrects the Original Deed dated August 8, 2021, and filed August 10, 2021, in Book 2021, Page 3331 of the Recorder's Office of Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

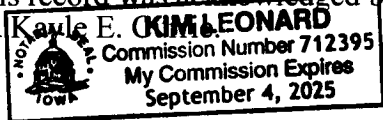
Dated: 12/29/22

[Signature]
Jacob T. Currie, Grantor

[Signature]
Kayle E. Currie, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on December 29, 2022 by Jacob T. Currie and Kayle E. Currie



[Signature]
Signature of Notary Public