



Document 2023 1343

Book 2023 Page 1343 Type 03 001 Pages 3

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Todd G. Nielsen, 211 N. Maple Street, Creston, IA 50801, Phone:
(641) 782-7007

Taxpayer Information: Brad E. Jones, 914 W. Court Ave, Winterset, IA 50273

Return Document To: Brad E. Jones, 914 W. Court Ave, Winterset, IA 50273

Grantors: C.K. Fairco, Inc.

Grantees: Brad E. Jones

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, C.K. Fairco, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Brad E. Jones, the following described real estate in Madison County, Iowa:

The North 75 feet of Lot One (1) of Helen McCall Huntoon Addition Plat One to the City of Winterset, Madison County, Iowa,

AND

An easement for construction, maintenance and reconstruction of sewer service and any other utility-type service over the East 10 feet of the remainder of Lot One (1) described above subject to a driveway easement, including the right to construct, maintain and reconstruct a driveway, over the following described property: Commencing at the Northwest corner of Lot 1, Helen McCall Huntoon Addition Plat No. 1, City of Winterset, Madison County, Iowa, thence along the West line of said Lot 1, South 00°31'00" East 52.0 feet to the Point of Beginning of a Driveway Easement; thence South 71°25'10" East 72.54 feet to the South line of the North 75 feet of said Lot 1; thence, along said South line, North 89°54'09" West 68.56 feet to the West line of said Lot 1; thence North 00°31'00" West 23.0 feet to the Point of Beginning.

This deed corrects the deed recorded June 23, 2021 in Book 2021, Page 2577 of the records of the Madison County Recorder.

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: June 13th, 2023.

C.K. Fairco, Inc., an Iowa corporation

By Christopher D. Fairholm
Christopher D. Fairholm, President

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 6-13-2023,
by Christopher D. Fairholm, as President, of C.K. Fairco, Inc. a corporation.



Signature of Notary Public

