

BK: 2023 PG: 309  
Recorded: 2/21/2023 at 8:50:54.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Prepared By:** Zorica Ilic Burch, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CASH132991)  
**Return To:** Evy Reed and Gene Reed, 2381 Carver Rd, Winterset, IA 50273  
**Taxpayer Information:** Evy Reed and Gene Reed, 2381 Carver Rd, Winterset, IA 50273

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## **CORRECTED WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bittersweet Acres, L.L.C., an Iowa Limited Liability Company**, does hereby convey to **Evy Reed and Gene Reed, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Madison County, Iowa:

**Lot Forty (40) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.**

**Subject to all easements, covenants and restrictions of record.**

**This deed is being conveyed by a Limited Liability Company in the ordinary course of business signed by a representative with the authority to act on behalf of the Limited Liability Company.**

**\*\*\*This Corrected Warranty Deed is being filed to correct the legal description in the Warranty Deed filed on November 1, 2022 in Book 2022 at Page 3165. This deed is exempt according to Iowa Code Section 428A.2(10).\*\*\***

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: 2-15-23

**Bittersweet Acres, L.L.C.**

by Rachel J Elmer  
as manager

STATE OF Iowa )  
COUNTY OF Polk ) ss:

This record was acknowledged before me this 15<sup>th</sup> day of Feb. 2023,  
by Rachel Elmer as manager of Bittersweet Acres, L.L.C., an Iowa  
Limited Liability Company.

Andrea Hallman  
Notary Public in and for said State

