



Document 2023 3154

Book 2023 Page 3154 Type 03 001 Pages 3
Date 12/21/2023 Time 10:55:56AM
Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



AD

Document 2023 3060

Book 2023 Page 3060 Type 03 001 Pages 3
Date 12/15/2023 Time 11:37:24AM
Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓
ANNO ✓
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK ✓

**CORRECTIVE
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: Kerry Gene and Vera Marie Pomeroy Family Trust Agreement, 1407
Hwy 169, Winterset, IA 50273

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

Grantors: Kerry Gene Pomeroy and Vera Marie Pomeroy

Grantees: Kerry Gene Pomeroy and Vera Marie Pomeroy as Co-Trustees of Kerry Gene and
Vera Marie Pomeroy Family Trust Agreement

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**CORRECTIVE
WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Kerry Gene Pomeroy and Vera Marie Pomeroy, husband and wife, do hereby Convey to Kerry Gene Pomeroy and Vera Marie Pomeroy, Co-Trustees of Kerry Gene and Vera Marie Pomeroy Family Trust Agreement, the following described real estate in Madison County, Iowa:

See attached legal description.

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.

This Deed is being re-recorded to correct the legal used in Deed Recorded in Book **This deed is exempt according to Iowa Code 428A.2(21).** 2023, Page 3060.

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: 12/14/2023

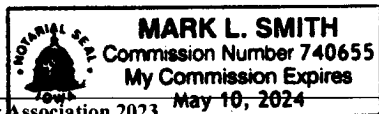
Kerry Gene Pomeroy
Kerry Gene Pomeroy, Grantor

Vera Marie Pomeroy
Vera Marie Pomeroy, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/14/2023 by Kerry Gene Pomeroy and Vera Marie Pomeroy.

Mark L. Smith
Signature of Notary Public



The West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) and the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and a tract of land described as commencing 1220.9 feet West of the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence South, $42^{\circ} 56'$ East, 274 feet, thence South, $42^{\circ} 15'$ East, 113.5 feet, thence South, $54^{\circ} 57'$ East, 432.4 feet, thence South, $19^{\circ} 44'$ West, 79 feet, thence South, $67^{\circ} 21'$ West, 63.3 feet, thence South, 70° West, 238 feet, thence South, $62^{\circ} 7'$ West, 155 feet, thence South, $47^{\circ} 20'$ West, 243 feet, thence South, $40^{\circ} 33'$ West, 167 feet, thence South, $24^{\circ} 1'$ West, 35.5 feet, thence South, $1^{\circ} 5'$ East, to a point 10 Rods North of the Southwest corner of said Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence North to the Northwest corner thereof, thence East to the point of beginning; and the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and a tract of land commencing at the Southwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and running thence East 40 rods, thence North 40 rods, thence West 20 rods, thence Southwesterly in a straight line to the point of beginning, all in Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.