



Document 2023 804

Book 2023 Page 804 Type 03 001 Pages 2

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BRANDY MACUMBER, 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: Sean Gregory Neuenkirk, 1971 Quail Ridge Avenue, Winterset, IA
50273

Return Document To: Sean Gregory Neuenkirk, 1971 Quail Ridge Avenue, Winterset, IA
50273

Grantors: Francis Genne Neuenkirk

Grantees: Sean Gregory Neuenkirk

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



CORRECTED WARRANTY DEED

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Francis Neuenkirk, a/k/ a Francis G. Neuenkirk, a/k/a Francis Genne Neuenkirk, Single, does hereby Convey to Sean Gregory Neuenkirk, the following described real estate in Madison County, Iowa:

All of that part of the Southwest Quarter of the Southeast Quarter (SW¼SE¼) lying North of Cedar Creek in Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., except Parcel "E", located in the Southwest Quarter of the Southeast Quarter of Section 23, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 23, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 89°41'33" West along an existing fence line which is the North line of the Southwest Quarter of the Southeast Quarter of said Section 23, 1305.05 feet to the Northwest corner of the Southwest Quarter of the Southeast Quarter of said section 23; thence South 0°51'15" West along the West line of the Southwest Quarter of the Southeast Quarter of said Section 23, 337.03 feet; thence North 90°00'00" East, 1307.71 feet to a point on the East line of the Southwest Quarter of the Southeast Quarter of said Section 23; thence North 0°24'26" East along the East line of the Southwest Quarter of the Southeast Quarter of said Section 23, 330.00 feet to the Point of Beginning. Said Parcel contains 10.002 acres, including 0.211 acres of County Road right-of-way.

This Deed is given to correct the legal description in the Deed recorded April 6, 2023 in Book 2023, Page 673 of the Recorder's Office of Madison County, Iowa.

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: 4/20/2023

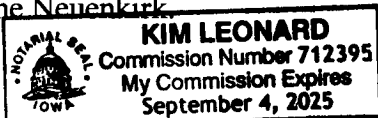
Francis Genne Neuenkirk, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on _____ by Francis Genne Neuenkirk

April 20, 2023

by



Kim Leonard
Signature of Notary Public