

BK: 2024 PG: 1960
Recorded: 8/13/2024 at 4:02:21.0 PM
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

Recorder's Cover Sheet

CORRECTIVE WARRANTY DEED

Preparer Information: Nicholas W. Roth, Hubbard Law Firm, P.C., 2900 100th Street, Ste. 209, Urbandale, IA 50322, (515) 222-1700

Taxpayer Information and Return Document To: Austin Leo Durnan, 10964 Westport Drive, West Des Moines, IA 50266

Grantor: Kerry Anne Feldmann a/k/a Kerry A. Feldmann

Grantee: Austin Leo Durnan

Legal Description: Parcel "C" located in the Southwest Quarter (¼) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 7.56 acres as shown in Plat of Survey filed in Book 2006, Page 5190 on December 14, 2006, in the Office of the Recorder of Madison County, Iowa.

Previously Filed Document(s): Warranty Deed filed July 29, 2024, in Book 2024, Page 1788, contained a scrivener's error regarding the grantee's marital status. The referenced Warranted Deed listed the grantee as "a married person" when the grantee was in fact a single person. This Corrective Warranty Deed is filed solely to correct the grantee's marital status.

BK: 2024 PG: 1788
Recorded: 7/29/2024 at 8:11:32.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$135.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: Austin Leo Durnan 10964 Westport Drive, West Des Moines, IA 50266
Taxpayer Information: Austin Leo Durnan 10964 Westport Drive, West Des Moines, IA 50266

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kerry Anne Feldmann a/k/a Kerry A. Feldmann, a single person**, does hereby Convey to **Austin Leo Durnan, a ~~married~~ single person**, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southwest Quarter (¼) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 7.56 acres as shown in Plat of Survey filed in Book 2006, Page 5190 on December 14, 2006, in the Office of the Recorder of Madison County, Iowa.

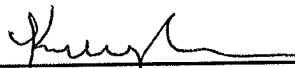
Subject to all covenants, restrictions and easements of record.

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.

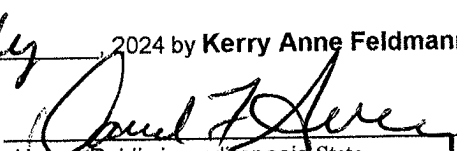
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 7/26/2024


Kerry A. Feldmann

STATE OF Iowa COUNTY OF Polk

This record was acknowledged before me on the 26 day of July, 2024 by **Kerry Anne Feldmann a/k/a Kerry A. Feldmann, a single person.**


Notary Public in and for said State

