

BK: 2024 PG: 2139
Recorded: 9/4/2024 at 2:15:46.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**CORRECTION
WARRANTY DEED**
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Ronnie L. Goering
Barbara K. Huston
3060 – 235th Street
St. Charles, Iowa 50240

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Ronnie L. Goering
Barbara K. Goering Huston

Grantees:

Ronnie L. Goering
Barbara K. Huston

Legal Description: See Page 2

EXPLANATION OF CORRECTION. See page 3.



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **RONNIE L. GOERING and BARBARA K. GEORING HUSTON also known as BARBARA K. GOERING, husband and wife, do hereby convey to: RONNIE L. GOERING and BARBARA K. HUSTON, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:**

Real Estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa Real Estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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 this 30th day of August, 2024.

Ronnie L. Goering

Ronnie L. Goering

Barbara K. Goering Huston

Barbara K. Goering Huston

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on the 30th day of August, 2024 by Ronnie L. Goering and Barbara K. Goering Huston, husband and wife.

Samuel H. Braland

Notary Public

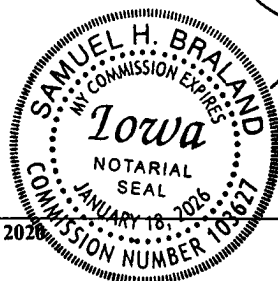


Exhibit "A"

The Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Nine (9), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

AND

The Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) in Section Nine (9), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) in Section Nine (9), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Less and Except:

Parcel "D" being the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); and part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), all in Section (9), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, Containing 28.940 Acres, as shown in Amended Plat of Survey filed in Book 2009, Page 2889 on September 17, 2009, in the Office of the Recorder of Madison County, Iowa.

This deed, without additional consideration, corrects the legal description set forth in the warranty deed recorded on August 30, 2024 in Book 2024, Page 2121, in the Office of the Recorder of Madison County, Iowa, which contains an error in the legal description of the real estate intended to be conveyed. The error is that the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ all in Section 9, T75N, R26W, 5th P.M., Madison County, Iowa, should not have been included in the conveyance of the deed recorded in Book 2024, Page 2121.

This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(10), Code of Iowa.