

BK: 2024 PG: 3002
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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

Preparer: Madelyn E. Hurn, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (MFL156622)
Return To: Josecito Valero Aguilar, 3091 123rd Ct, CUMMING, IA 50061
Taxpayer Information: Josecito Valero Aguilar, 3091 123rd Ct, CUMMING, IA 50061

CORRECTIVE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Terra Tender, Inc.**, a Corporation organized and existing under the laws of the State of Iowa does hereby Quit Claim to **Josecito Valero Aguilar**, a single person, the following described real estate in Madison County, Iowa:

Lot Thirteen (13) of Lakeshore Estates, Plat One (1), located in the East Half (½) of the Northeast Quarter (¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

This Deed is exempt pursuant to Iowa Code 428A.2(10).

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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.

***This Corrective Deed is being filed to correct the legal description as shown in the original Warranty Deed dated December 09, 2020 and filed December 21, 2020 in Book 2020 at Page 4892 in the Office of the Madison County Recorder.**

Dated: December 11 2024

Terra Tender, Inc., an Iowa Corporation

By: *KH*

Kendra Hughes

Printed Name President

Title

STATE OF IOWA)

COUNTY OF POIK) ss:

This record was acknowledged before me on December 11 2024, by Kendra Hughes as President of Terra Tender, Inc., an Iowa Corporation.

Sara Ann Cox
Notary Public in and for said State

