

BK: 2025 PG: 149  
Recorded: 1/16/2025 at 11:11:35.0 AM  
Pages 2  
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

**CORRECTED WARRANTY DEED\***  
**Recorder's Cover Sheet**

**Preparer Information:**

Jason Springer  
Springer Law Firm, PLLC  
148 W 2nd St, Madrid, IA 50156  
(515) 419-1471

**Taxpayer Information:**

Francia C Koehn  
26880 W Sierra Pinta Dr  
Buckeye, AZ 85396

**Return Document To:**

Springer Law Firm  
148 W 2nd St,  
Madrid, IA 50156

**Grantor(s):**

Francia L Koehn (a/k/a Francia C Koehn) and William J Koehn, wife and husband

**Grantee(s):**

Francia C Koehn, Trustee of the Francia C Koehn Revocable Trust dated May 12, 2008

**Legal Description:**

SEE PAGE 2

**Document or instrument number of previously recorded documents:**

**\*This deed is being re-filed to correct the LEGAL DESCRIPTION of the Deed, filed May 14, 2008, in Document No 2008 1570 in the Office of the Madison County Recorder's Office.**

## CORRECTED WARRANTY DEED\*

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Francia L Koehn (a/k/a Francia C Koehn) and William J Koehn, wife and husband, do hereby Convey to Francia C Koehn, Trustee of the Francia C Koehn Revocable Trust dated May 12, 2008 the following described real estate in Madison County, Iowa:

All Grantor's right in and to: The South Half (S 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section Eight (8) and the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

**NOT INCLUDING:**

Parcel A located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), and Parcel B located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eight (8), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing a total of 5.90 acres, as shown in Plat of Survey filed in Book 2, Page 514 on November 8, 1994, in the Office of the Recorder of Madison County, Iowa

\* This deed is being re-filed to correct the LEGAL DESCRIPTION of the Deed, filed May 14, 2008, in Document No 2008 1570 in the Office of the Madison County Recorder's Office.

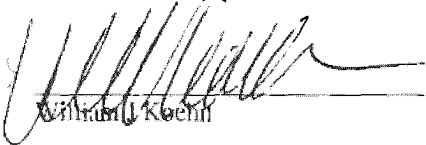
This deed is exempt according to Iowa Code 428A.2(10).

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: 1/12/25

  
Francia L Koehn (aka Francia C Koehn)

  
William J Koehn

STATE OF AZ

COUNTY OF Maricopa

This record was acknowledged before me on this 10 day of Jan, 2025, by Francia L Koehn (aka Francia C Koehn) and William J Koehn, wife and husband.

  
Signature of Notary Public

My commission expires: 9/23/26

