



Document 2025 1657

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BRANDY MACUMBER. COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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

**Preparer Information:** Kyle A. Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266-7733, Phone: 515-244-3500

**Taxpayer Information:** John T. & Gretchen L. Holcomb, 1631 Roseman Bridge Rd., Winterset, IA 50273

**Return Document To:** Kyle A. Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266-7733

**Grantors:** Patrick O. Frazier

**Grantees:** John T. & Gretchen L. Holcomb

**Legal Description:** See Page 2

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



**CORRECTED  
WARRANTY DEED**

For the consideration of Ten (\$10.00) Dollar(s) and other valuable consideration, Patrick O. Frazier, unmarried, does hereby Convey to John T. & Gretchen L. Holcomb, husband and wife as joint tenants with full right of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Fractional Quarter (1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

\*This Deed is given to correct the statement regarding groundwater hazards in the Warranty Deed recorded April 4, 2025 in Book 2025 at Page 792.

The Grantor hereby covenants with grantee, and successors in interest, that he holds the real estate by title in fee simple; that he 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 he 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, according to the context.

Dated: June 25, 2025.

**GRANTOR:**

By

Patrick O. Frazier

STATE OF Iowa, COUNTY OF DALLAS

This record was acknowledged before me on June 25, 2025, by Patrick O. Frazier, unmarried.

  
Signature of Notary Public