

BK: 2025 PG: 444  
Recorded: 2/20/2025 at 8:11:32.0 AM  
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

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, Iowa 50273-0067  
**Taxpayer:** Robert Joseph Hebron and Melanie Rae Wilson, 1207 Madison Avenue,  
Des Moines, IA 50313  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa  
50273-0067, Phone: (515) 462-4912

**CORRECTED**  
**WARRANTY DEED - JOINT TENANCY**

For the consideration of Two Hundred Thirty Eight Thousand Dollar(s) and other valuable consideration, James H. Benson a/k/a James Benson a/k/a James H. Benson, Jr., a Single Person, does hereby Convey to Robert Joseph Hebron and Madison Rae Wilson, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

**The East 212 feet of Lot One (1) of Clark's Irregular Survey, City of Winterset, Madison County, Iowa, EXCEPT the South 78 feet thereof.**

**This instrument includes the Grantor's marital status as of October 15, 2020, which was previous inadvertently omitted, and corrects and supersedes the instrument dated October 15, 2020 and filed for record on October 22, 2020 in the Madison County Recorder's Office in Book 2020 at Page 4045.**

Grantor does Hereby Covenant with Grantees, and successors in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

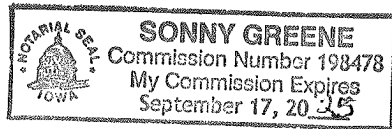
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 19, 2025.

James H. Benson  
James H. Benson a/k/a James Benson a/k/a  
James H. Benson, Jr.

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 19, 2025, by James H. Benson.



Sonny Greene  
Signature of Notary Public