



Document 2025 683

Book 2025 Page 683 Type 03 001 Pages 5

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Stephen Mohr and Laurel Mohr, 2954 Pleasantview Trail, Peru, IA 50222

Return Document To: Stephen Mohr, 2954 Pleasantview Trail, Peru, IA 50222

Grantors: Shirley M. Baker, n/k/a Shirley Marie Givant

Grantees: Stephen Mohr and Laurel Mohr

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Shirley M. Baker, n/k/a Shirley Marie Givant, Single, does hereby Convey to Stephen Mohr and Laurel Mohr, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The part of the Southeast Quarter and the Northeast Quarter of Section 10, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, lying South and West of the South line of the former 100' foot Chicago, St. Paul and Kansas City Railroad Company Right-of-Way Line, AND that part of the Southwest Quarter of the Northwest Quarter of Section 11, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, lying South of the South line of the former 150' foot Chicago, St. Paul and Kansas City Railroad Company Right-of-Way Line and West of the Centerline of Clanton Creek.

This Deed is given to correct the legal description in the Deed recorded December 2, 2021, Book 2021, Page 4923 of the Recorder's Office of Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

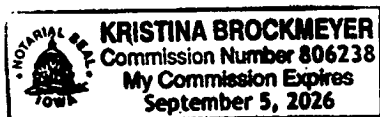
Dated: 3-4-25.

Kathryn M Roberts
Kathryn Roberts, Executor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on March 4, 2025 by
Kathryn Roberts, Executor of the Estate of Shirley Marie Givant.

Kristina Brockmeyer
Signature of Notary Public



Dated: 3-4-25.

Robert J Baker
Robert Baker, Executor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on March 4, 2025 by
Robert Baker, Executor of the Estate of Shirley Marie Givant.

Kristen M Buckner
Signature of Notary Public

Dated: 3/1/2025.

Peggy Schipper
Peggy Schipper, Executor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on Peggy Schipper by
Peggy Schipper, Executor of the Estate of Shirley Marie Givant.

Yuke Hughes
Signature of Notary Public

