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LISA SMITH, COUNTY RECORDER
MADISON IOWA

WCA

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Phone (515)993-1000

Send Tax Statement to: Bluebird Properties, LLC
1048 Terrace Court, Van Meter, IA 50261

Return to: First American Escrow of Iowa
10641 Justin Drive, Urbandale, IA 50322

CORRECTIVE WARRANTY DEED

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, John A. Elgin, single, (Grantor) does hereby Convey to Bluebird Properties, LLC (Grantee) the following described real estate in Madison County, Iowa:

Parcel "D" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) and in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-six (26) West of the Fifth P.M., Madison County, Iowa, containing 17.67 acres as shown in Plat of Survey filed in Book 2003, Page 1241 on March 6, 2003 in the Office of the Recorder of Madison County, Iowa; AND all that part of Government Lot Seven (7) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-six (26) West of the Fifth P.M., Madison County, Iowa, lying north of the centerline of the east and west county road as said road presently progresses through said premises, EXCEPT the West 40 rods of that part of said Government Lot 7 lying North of the public highway as now located;

subject to any easements and restrictions of record.

This deed is given in satisfaction of a certain contract dated August 16, 2006, and filed for record in the Office of the Recorder of Madison County, Iowa, on September 8, 2006, in Book 2006 at Page 3695, (which contract is duly merged herein). All general warranties and covenants herein extend to and including the date of execution only; thereafter, grantor warrants title only as against himself and all parties claiming by, through or under said grantor.

This deed is given to correct the legal description; hence no revenue stamps are required.

Document or instrument number of previously recorded documents: Book 2007, Page 2321

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.

STATE OF IOWA, COUNTY OF Polk, ss: Dated: 2-15-08

This instrument was acknowledged before me on February 15, 2008, by John A. Elgin (Grantor)

John A. Elgin, single, (Grantor)

Crystal N. Faux, Notary Public (Grantor)

