

REC \$ 10⁰⁰
AUD \$ 10⁰⁰
R.M.F. \$ 1⁰⁰

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information James E. Van Werden, 1009 Main Street, Adel, (515) 993-4545
Individual's Name Street Address City Phone

Mail Tax Statements to: D.A. Bolton, Box 203, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



**CORRECTIVE
WARRANTY DEED**

For the consideration of One and no/100
Dollar(s) and other valuable consideration,
Donald A. Bolton and Shirley J. Bolton, husband and wife,

do hereby Convey to
Donald A. Bolton and Shirley J. Bolton, husband and wife, with full rights of survivorship and not as tenants
in common,

the following described real estate in Madison County, Iowa:

See attached Exhibit "A"

This Corrective Warranty Deed is executed to correct Warranty Deed which contained an incorrect legal description of which incorrect Warranty Deed was executed on September 28, 2000, and recorded on September 28, 2000, in Book 143 at Page 141 of the records of the Madison County Recorder, Madison County, Iowa.

Conveyance is between family members, hence no revenue stamps are required.

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 _____

Dated: JANUARY 8, 2001

MADISON _____ COUNTY, ss:

On this 8TH day of January,
2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald A. Bolton and Shirley J. Bolton, husband and wife,

Donald A. Bolton
Donald A. Bolton (Grantor)

Shirley J. Bolton
Shirley J. Bolton (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Joyce E. Binns

(Grantor)

JOYCE E. BINNS Notary Public
MY COMMISSION EXPIRES 1-10-02

(This form of acknowledgment is not for individual grantor(s) only)

EXHIBIT "A"

The following described real estate, to-wit: Two (2) Acres in a triangular form in the Northeast corner of the Southeast Quarter (1/4) of Section Two (2); The West Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), and the following described tract of land, to-wit: Commencing at the Southwest corner of the East Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), running thence North 80 rods, thence East 47 rods, thence in a Southwesterly direction down the center of a ravine to the place of beginning; and the Southwest Quarter (1/4) of the Northwest Fractional Quarter (1/4), and the Southwest Quarter (1/4) of the Southwest Quarter (1/4); and the North 17 1/4 rods of the following described tract of land, to-wit: Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4), and running thence East 31.03 rods, thence South 19 rods, thence in a Southwesterly direction along the West side of the road or public highway to a point 8 rods East of the Southwest corner of said 40 acre tract, thence West 8 rods, thence North to the point of beginning, being all that part of said tract of land which lies North of the South line of a certain private road crossing said tract of land from East to West, and being approximately 27 5/8 rods across the South side thereof, and estimated to contain 3.57 acres more or less; of Section One (1); all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

EXCEPT:

Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East 1,055 feet, thence South 151 feet, thence West 60 feet, thence South 287 feet, thence West 995 feet, thence North 438 feet to the point of beginning, containing 10.2128 acres, more or less,

AND, EXCEPT:

Parcel "G", located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East, 1055.00 feet along the North line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1) to the Point of Beginning; thence North 90°00'00" East, 178.16 feet along the North line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1); thence South 00°14'37" West, 254.50 feet long an existing fenceline; thence south 89°48'59" West, 173.80 feet along an existing fenceline; thence North 00°44'06" West, 255.08 feet along an existing fenceline to the Point of Beginning. Said Parcel contains 1.025 acres.