

004871

FILED NO.

BOOK 2002 PAGE 4871

(PAGE 4871)

2002 OCT -2 PM 12: 20

(12:20 PM)

MICKI UTSLER

RECORDER

MADISON COUNTY IOWA

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Preparer Information

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Individual's Name

Street Address

City

Phone

Address Tax Statement : Janet Coffman

335 N.W. Lynn Avenue, Earlham, Iowa 50072

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One
Dollar(s) and other valuable consideration,
JANET COFFMAN, a single person,

do hereby Convey to
JANET COFFMAN and HOWARD ORVILLE COFFMAN

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

The North Half (N½) of Lot Two (2), Block Nine (9), Wilson's Addition to the Town of Earlham, Madison
County, Iowa.

This deed replaces and corrects the warranty deed by and between the grantor and the grantees recorded
August 5, 2002, in Book 2002, Page 3791, in the Office of the Recorder of Madison County, Iowa, which deed
incorrectly set forth the name of one of the grantees as Howard Wm. Coffman which should have been stated
as Howard Orville Coffman. This deed is exempt from the Iowa real estate transfer tax and declaration of
value and groundwater hazard statement filing requirements since it corrects a previously recorded deed.

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: September 25, 2002

MADISON COUNTY,

ss:

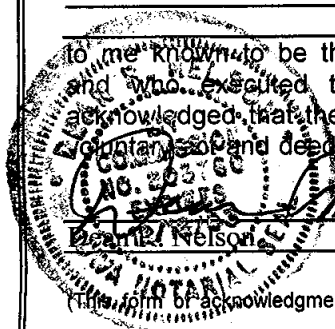
On this 25 day of September,
2002, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Janet Coffman

Janet Coffman (Grantor)

(Grantor)

(Grantor)

(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
Notary Public and deed

Dean R. Nelson

Notary Public

(This form of acknowledgment for individual grantor(s) only)