

Document 2005 2432

Book 2005 Page 2432 Type 03 001 Pages 2
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ENTERED FOR TAXATION
THU 31 DAY OF May 2005
Joan Utsler
Debbie Corkran
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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

CORRECTION



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Craig D. Hemmen and Jean A. Hemmen,
1944 Fairman
State Center, IA 50247

Return Document To: (Name and complete address)

Lewis H. Jordan
Post Office Box 230
Winterset, IA 50273

Grantors:

Anthony J. LaFratte
Darlene LaFratte

Grantees:

Craig D. Hemmen
Jean A. Hemmen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of THIRTY-SEVEN THOUSAND AND NO/100-----(\$37,000.00)-----
Dollar(s) and other valuable consideration,
Anthony J. LaFratte and Darlene LaFratte, Husband and Wife

do hereby Convey to
Craig D. Hemmen and Jean A. Hemmen

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

Parcel "A", a part of the South 1/2 of the Northwest 1/4 of Section 23, Township 76 North, Range 26 West of the 5th P.M.,
Madison County, Iowa, described as follows: Beginning at a point that is N85°19'21" E a distance of 1121.30 feet from the
Northwest corner of said South 1/2 Northwest 1/4; thence N 85°19'21" E a distance of 732.53 feet; thence S04°47'38" E a
distance of 44.87 feet; thence with a curve turning to the left with an arc length of 241.76 feet, with a radius of 1975.79 feet,
with a chord bearing of S63°16'48" W, with a chord length of 241.61 feet, to a centerline; thence S60°28'08" W a distance
of 559.75 feet; thence N 04°47'38" W a distance of 373.09 feet to the point of beginning, containing 3.41 acres, including
0.66 acres of county road right-of-way

This Deed is a Correction Deed, filed to correct the legal description on the original Deed recorded May 6, 2005, in Book
2005, on Page 2049 in the Office of the Recorder of Madison County, Iowa, as shown by Amended Plat of Survey filed on
May 26, 2005, in Book 2005, Page 2379. Therefore, no Declaration of Value or Groundwater Statement is 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,
COUNTY OF MADISON

Dated: 5-27-05

This instrument was acknowledged before me on
by Anthony J. LaFratte and Darlene LaFratte

Anthony J. LaFratte
Anthony J. LaFratte (Grantor)

Darlene LaFratte
Darlene LaFratte (Grantor)

Larry D. Watts
Notary Public



(Grantor)

(Grantor)

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