

ENTERED FOR TAXATION
THIS 19 DAY OF Aug 2005
Debbie Carlson
AUCTIONEER
DEPUTY AUCTIONEER

Document 2005 3982

Book 2005 Page 3982 Type 03 001 Pages 3
Date 8/19/2005 Time 10:04 AM
Rec Amt \$17.00 Aud Amt \$5.00

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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



CORRECTED
WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Robert C. Thomson, 2222 Grand Avenue, Des Moines, IA 50312
Phone: (515) 245-4300

Taxpayer Information: (Name and complete address)
William D. Cotton, 3936 University Avenue, Des Moines, IA 50311

✓ **Return Document To:** (Name and complete address)
Robert C. Thomson, 2222 Grand Avenue, Des Moines, IA 50312

Grantors:
Jeffrey O. Fox
Diane L. Fox

Grantees:
William D. Cotton

Legal description: See Page 2

Document or instrument number of previously recorded documents:



CORRECTED
WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Jeffrey O. Fox and Diane L. Fox

do hereby Convey to
William D. Cotton, a married person

the following described real estate in Madison County, Iowa:

See 1 in Addendum This corrects the deed between the same parties
~~previously filed May 24, 2005 in Book 2005, Page 2352~~
Exempt Transaction-428A.2(10)

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

Dated: 8-13-05

This instrument was acknowledged before
me on August, 2005 by
Jeffrey O. Fox and Diane L. Fox, husband and wife

Jeffrey O. Fox
Jeffrey O. Fox (Grantor)

Diane L. Fox
Diane L. Fox (Grantor)

Bonny Anderson
Bonny Anderson Notary Public

(Grantor)

Addendum

1. A parcel of land, lying Northwest of the old Railroad Right-of-Way in the Northeast Quarter (NE ¼) of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: In a plat of a certain survey filed August 24, 1992, in Book 2 at Page 333 in the Madison County Recorder's Office set forth as follows: Beginning at the North Quarter Corner of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa; thence along the North line of the Northeast Quarter (NE ¼) of said Section One (1), North 90° 00' 00" East, 1,383.19 feet to the Northwesterly Railroad Right-of-Way line; thence along said Right-of-Way line, Southwesterly 333.02 feet along a 3,869.72 foot radius curve, concave southeasterly having a central angle of 04° 55' 51" and a long chord bearing South 44° 49' 18" West 332.92 feet; thence South 42° 21' 22" West 1,712.85 feet along said Right-of-Way line to the West line of said Northeast Quarter (NE¼) of Section One (1); thence along said West line North 00° 12' 34" East, 1,501.90 feet to the point of beginning. Said parcel of land contains 23.546 Acres including 2.414 Acres of County Road Right-of-Way.