

Document 2005 3944

Book 2005 Page 3944 Type 03 001 Pages 4
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Rec Amt \$22.00 Aud Amt \$30.00

ENTERED FOR TAXATION
THIS 17 DAY OF Aug 2005
Jean W. Beck
Rebby Coulson
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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



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

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver
P.O. Box 230
Winterset, IA 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

L. John Wilson
6901 SW 15th
Des Moines, IA 50315

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 5023

Grantors:

ROBERT J. ANDERSON
BONNIE H. ANDERSON

Grantees:

L. JOHN WILSON

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ONE HUNDRED FIFTY THOUSAND
Dollar(s) and other valuable consideration,
ROBERT J. ANDERSON AND BONNIE H. ANDERSON, HUSBAND AND WIFE

do hereby Convey to
L. JOHN WILSON

the following described real estate in MADISON County, Iowa:
See Exhibit "A" attached.

This deed is given for the purpose of correcting the legal description of the Warranty Deed recorded on February 23, 2005, in Book 2005, Page 772 of the Recorder's Office of Madison County, Iowa.

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: Aug 15, 2005

This instrument was acknowledged before me on Aug 15, 2005 by
ROBERT J. ANDERSON AND BONNIE H. ANDERSON

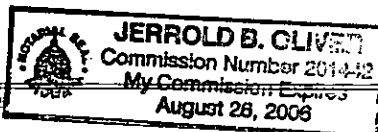
Robert J. Anderson
ROBERT J. ANDERSON (Grantor)

Bonnie H. Anderson
BONNIE H. ANDERSON (Grantor)

Jerrold B. Oliver
Notary Public

(Grantor)

(Grantor)



Block Sixteen (16) and the East 8 Feet of Block Seventeen (17) of the Original Town Plat of Bevington, Madison County, Iowa, and a tract of land commencing at the Southeast corner of said Block Sixteen (16) and running thence Westerly along the South lines of said Blocks to a point 7 Feet and 9½ Inches Westerly of the Southeast corner of said Block Seventeen (17), thence South to Middle River, thence Easterly along said River to a point directly South of the point of beginning, thence North to the point of beginning,

AND

The West 56 feet and 5½ inches of the East 64 feet and 5½ inches of Lot One (1) in Block Seventeen (17) of the Original Town of Bevington, Madison County, Iowa, and a tract commencing at a point on the South line of said Lot One (1) which is 8 feet West of the Southeast corner thereof, thence Westerly along the Southerly line of said Lot 56 feet and 5½ inches, thence South to Middle River, thence Easterly along the North line of said River to a point directly South of the point of beginning, thence North to the point of beginning,

AND

Beginning at a point where the Southeasterly right-of-way line of the abandoned Chicago, Rock Island & Pacific Railroad intersects the West line of the East 8.0 feet of Lot 1, Block 17, thence Southwesterly along said railroad right-of-way 56 feet 5½ inches; thence North 112.2 feet to the Northwesterly right-of-way of said railroad; thence Northeasterly along said right-of-way 47.4 feet to the Southerly right-of-way line of Iowa Highway No. 92; thence Northeasterly along said highway right-of-way 13.85 feet; thence South 108.1 feet to the point of beginning, all of the above-described tract being in the Town of Bevington, Iowa,

AND

Beginning at a point where the Southerly right-of-way line of Iowa Highway No. 92 intersects the Northwesterly right-of-way line of the abandoned Chicago, Rock Island & Pacific Railroad, thence Southwesterly along the said railroad right-of-way 47.4 feet; thence North 6.3 feet to the Southerly right-of-way line of said Highway 92; thence Northeasterly along said right-of-way 44.85 feet to the point of beginning, all of the above-described tract being in the Town of Bevington, Iowa,

Commencing at the Northwest corner of Block Sixteen (16) of the Original Town Plat of Bevington, Iowa, thence Southerly along the West line of said Block Sixteen (16) to the Southwest corner thereof, thence Southwesterly to the Southeast corner of Block Seventeen (17) of the Original Town Plat of Bevington, Iowa, thence Northerly along the East line of said Block Seventeen (17) to the Northeast corner thereof; thence Northeasterly to the point of beginning. Q

AND

Beginning at a point where the Southeasterly right of way of the abandoned Chicago, Rock Island & Pacific Railroad line intersects the West right of way line of Warren Street, thence Southwesterly along the said railroad right-of way line 369.9 feet; thence North 108.1 feet to the Southerly right of way line of Iowa Highway No. 92; thence Northeasterly along the said highway right of way to a point where it intersects the East line of Block 9; thence South 74.8 feet to the point of beginning, all of the above described tract being located in the Town of Bevington, Iowa.