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LISA SMITH, COUNTY RECORDER  
MADISON IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER.

Return To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731  
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731  
Taxpayer: no change



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,  
Amanda Magruder, f/k/a Amanda Magruder Bunning, a Single Person do hereby

Convey to James P. Ziller and Aimee M. Ziller as Joint  
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Madison County, Iowa:

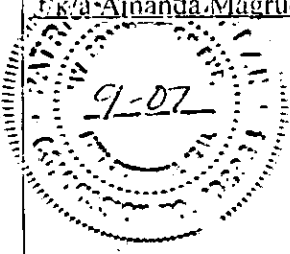
See 1 in Addendum  
+ corrective deed - See corrected legal

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.

Dated: 6-27-07

Amanda Magruder (Grantor) \_\_\_\_\_ (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on 6-27-07, by Amanda Magruder,  
f/k/a Amanda Magruder Bunning, a Single Person



[Signature]  
Notary Public

## Addendum

1. Parcel "F", a part of Parcel "D" , located in the Southeast Quarter (¼) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 19.174 acres, as shown in Plat of Survey filed in Book 2002, Page 5960 on December 6, 2002, in the Office of the Recorder of Madison County, Iowa

### PUBLIC UTILITY AND ACCESS EASEMENT

A public utility and access easement described as beginning at the Northeast Corner of Parcel "F" in the Southeast Quarter of Section 1, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 82°04'36" East 226.82 feet to a point on the West right-of-way line of U.S. Highway No. 169; thence South 18°13'18" East 30.07 feet along said West right-of-way line; thence South 82°04'36" West 237.15 feet to a corner of said Parcel "F"; thence North 01°34'54" East 30.00 feet to the Point of Beginning.

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required. This deed is given for the purpose of correcting the legal description contained in the deed from Grantor to Grantee dated September 16, 2003, and filed September 19, 2003, in Book 2003, Page 5631 of the Recorder's Office of Madison County, Iowa