

Document 2007 4007

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LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK

CORRECTION

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet



Preparer Information: (Name, address and phone number)

Susan J. Ugulini, 105 Main St. SE, Bondurant, IA 50035, Phone: (515) 967-1769

Taxpayer Information: (Name and complete address)

Midwest Real Estate Partners, LLC, PO Box 309, DeSoto, IA 50069

Return Document To: (Name and complete address)

Susan J. Ugulini, 105 Main St. SE, Bondurant, IA 50035, Phone: (515) 967-1769

Grantors:

A.J. Severeid, Trustee
A & M Trust

Grantees:

Midwest Real Estate Partners, LLC

Legal description: See Page 3

Document or instrument number of previously recorded documents:



CORRECTION
TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
A.J. Severeid
(Trustee) (Co-Trustees) of A & M Trust

does hereby convey to
Midwest Real Estate Partners, LLC

the following described real estate in Madison County, Iowa:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT A.
This Deed is given in fulfillment and satisfaction of the Real Estate Contract filed November 17, 2005 in Book 2005, Page 5568, and the Amended Real Estate Contract filed December 27, 2005 in Book 2005, Page 6102, and Assignment of Real Estate Contract filed December 27, 2005 in Book 2005, Page 6103 in the Madison County records.

This Deed is filed to correct the Warranty Deed filed January 19, 2007 in Book 2007, Page 268 in the Madison County records, to include the language set forth above, acknowledging that the Deed is in fulfillment of the contract, amendment and assignment.
Total Consideration Less Than Five Hundred Dollars (\$500.00). No Revenue stamps required. Exemption #10.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.
Dated this 29th day of October, 2007.

By: _____ (title)

A.J. Severeid

By: _____ (title)

As (Trustee) (Co-Trustee) of
the above-entitled trust

As (Trustee) (Co-Trustee) of
the above-entitled trust

STATE OF TEXAS, COUNTY OF COLLIN

This instrument was acknowledged before me on _____
by A.J. SEVEREID
as TRUSTEE
of A & M TRUST

Notary Public



EXHIBIT A

The South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) **and** all that part of the West Half (1/2) of the Southeast Quarter (1/4) lying and being North of the right of way granted to the Des Moines, Winterset & Southwestern Railroad Company; **EXCEPT** all that part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) which lies South of the South line of the Public Highway known as Highway No. 92 and North of said Railroad right of way; **excepting from the East end thereof the portion at one time used for public highway which is now abandoned, containing $\frac{3}{4}$ acres, more or less;** all in Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., City of Patterson, Madison County, Iowa; **AND ALSO EXCEPT** a part of the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-nine (29), described as commencing at the Southwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-nine (29), thence North 0°00' 110.00 feet to the point of beginning, thence North 87°00' East 810.00 feet, thence North 0°00' 480.00 feet, thence South 87°00' West 810.00 feet to the West line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence South 0°00' 480.00 feet to the point of beginning containing 8.913 acres (the West line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-nine (29) is assumed to bear due North and South); **AND ALSO EXCEPT** a part of the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and a part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-nine (29), described as beginning at the Southwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-nine (29), thence North 0°00' 110.00 feet, thence North 87°00' East 30.00 feet; thence South 0°00' 1,428.00 feet, thence South 87°00' West 30.00 feet to the West line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-nine (29), thence North 0°00' 1,318.00 feet to the point of beginning containing 0.982 acres.

EXCEPT that part thereof acquired by the State of Iowa for Highway Purposes.

Parcel "E" in the Southeast Quarter of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 89°57'53" East 30.00 feet; thence North 00°02'07" East 320.45 feet; thence South 89°57'53" East 198.00 feet; thence South 00°02'07" West 665.98 feet to the South right of way of Iowa Highway No. 92; thence Northwesterly 253.79 feet along a 1179.00 foot radius concave Northeasterly with a 253.79 feet chord bearing North 63°54'42" West to a point on the West line of the Southwest Quarter of the Southeast Quarter of said Section 29; thence North 00°02'07" East 234.07 feet to the Point of Beginning containing 3.000 acres including 1.101 acres of Highway right of way.