

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

Prepared By and Return To: Jennifer L. Hodge, 699 Walnut Street, Suite 1600, Des Moines, IA 50309 515-244-2600
Taxpayer Information: Velma E. Van Scoy, Trustee of the Velma E. Van Scoy Trust, 704 - 8th Avenue S, Winterset, IA 50273

CORRECTIVE WARRANTY DEED

For consideration of one dollar and other valuable consideration, Robert D. Van Scoy and Velma E. Van Scoy, husband and wife, do hereby convey to Velma E. Van Scoy, as Trustee of the Velma E. Van Scoy Revocable Trust dated November 1, 2007, the following described real estate in Madison County, Iowa:

A one-half interest in the properties legally described as set forth on Exhibit A.

This deed is given to correct the legal description in that deed dated November 1, 2007, filed November 2, 2007, and recorded in Book 2007 at page 4032. This transfer is exempt from tax pursuant to Iowa Code Section 428A.2(10) as a deed that confirms, corrects, modifies or supplements a deed previously recorded.

Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. The undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate.

Dated the 16th day of November, 2007.

Robert D Van Scoy
Robert D. Van Scoy

Velma E. Van Scoy
Velma E. Van Scoy



STATE OF IOWA)
)SS:
COUNTY OF)

This instrument was acknowledged before me on this 16th day of November, 2007, by Robert D. Van Scoy and Velma E. Van Scoy.

Rhonda L. Ayers
Notary Public in and for the State of Iowa.

EXHIBIT A

1. The Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.
AND
The South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Sixteen (16) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M.,
EXCEPT for a parcel of land legally described as:
Commencing as a point of reference at the Southeast corner of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Scott Township, Madison County, Iowa; thence North 90°00' West 1089.0 feet along the South line of the Southeast Quarter (SE1/4) of said Section Sixteen (16) to the point of beginning (this is an assumed bearing for purposes of this description only); thence continuing North 90°00' West 450.0 feet along said South line of the Southeast Quarter (SE1/4) of Section Sixteen (16); thence North 00°00' East 300.0 feet; thence North 90°00' East 450.0 feet; thence South 00°00' West 300.0 feet to the point of beginning, and subject to encumbrances of record, and containing 3.1 acres more or less.
2. The Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Thirty-four (34) except that parcel containing about 4.6901 acres and described as the North 450.0 of the East 454.0 feet of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Thirty-four (34), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Thirty-five (35) except that parcel containing about 0.3099 acres and described as the North 450.0 feet of the West 30.0 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Thirty-five (35), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.
3. A tract of land commencing 29 rods and 20 ½ links North of the Southeast corner of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North to a point 39 rods and 12 ¾ links South of the Northeast corner thereof, thence West 24 rods and 7 ½ links, thence South to a point 40 rods North of the South line of said 40 acre tract, thence West to a point 29 rods and 16 ½ links West of the East line thereof, thence South to a point 21 rods and 20 ½ links North of the South line thereof, thence East to a point 150 feet West of the East line thereof, thence North 8 rods, thence East 150 feet to the point of beginning.
4. The Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.
5. The South Half of the Northeast Quarter (NE1/4) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.