

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 02249 Randy V. Hefner
Van Werden & Hefner

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

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RECORDED
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C
FILED NO. 4317
BOOK 139 PAGE 50

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

98 MAY -5 PM 3: 19
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
515-993-4545

Preparer Information Randy V. Hefner 1009 Main Street Adel
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of one
Dollar(s) and other valuable consideration,
Mary M. Clague, single person,

do hereby Convey to
S. James Smith

the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except a parcel of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-eight (28) more particularly described as follows: Commencing at the Southeast Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the South line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) South 90°00'00" West 9.00 feet to the Point of Beginning; thence North 00°00'00" 183.00 feet; thence South 90°00'00" West 295.80 feet; thence South 00°00'00" 183.00 feet to said South line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4); thence along said South line North 90°00'00" East 295.80 feet to the Point of Beginning. Said parcel of land contains 1.243 acres, including 0.224 acres of county road right-of-way, and the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This is a corrective deed given in order to clarify the legal description in a deed from Mary M. Clague, a single person, to S. James Smith, which deed was dated March 2, 1998, and filed for record on March 10, 1998, at Deed Record 138, Page 684, in the office of the Madison County Recorder. There is no additional consideration.

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

Dated: APRIL 21, 1998

ss:

MADISON COUNTY,

On this 21st day of APRIL,
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary M. Clague, single person,

Mary M. Clague
Mary M. Clague (Grantor)

(Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

John E. Casper
JOHN E. CASPER
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)