

COMPUTER   
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FILED NO. 638

BOOK 136 PAGE 599

96 SEP -3 PM 4: 02

REC 10.00

AUD 5.00

R.M.F. 1.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



SECOND CORRECTED  
WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One  
Dollar(s) and other valuable consideration,  
Alyce K. Byers, single

do hereby Convey to  
Jan E. Yearian, single

the following described real estate in Madison County, Iowa:

This Warranty Deed is executed and filed to correct the  
Warranty Deed dated October 25, 1994 and filed on October 26, 1994  
at Book 133 Page 518 and the Corrected Warranty Deed filed on  
November 9, 1995 at Book 133 Page 577 in the Office of the Recorder  
of Madison County, Iowa. (See legal description on attached  
Addendum A).

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: 8-19-96

MADISON COUNTY, SS:  
On this 19<sup>th</sup> day of June August,  
199 6, before me, the undersigned, a Notary  
Public in and for said State, personally appeared

Alyce K Byers  
Alyce K. Byers, single (Grantor)

Alyce K. Byers, a single person

(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.

(Grantor)

John M. Miller

(Grantor)

Notary Public

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



DEED RECORD 136

599

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**ADDENDUM A**

Parcel "A", located in the West half of the SW 1/4 of Section 13, T77N, R26W of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the SW corner of section 13, T77N, R26W of the 5th P.M., Madison County, Iowa; thence North 0°01'08" East along the West line of the SW 1/4 of said section 13, 895 feet to the point of beginning; thence North 84°06'50" East 235 feet; thence South 0°01'08" West 520 feet; thence North 84°06'50" East 35 feet; thence South 0°01'08" West 375 feet to the South line of the Southwest Quarter of said Section 13; thence North 84°06'50" East along the said South line 199.58 feet; thence North 0°00'00" East 2037.91 feet; thence South 84°34'15" West 468.53 feet to the West line of the SW 1/4 of said section 13; thence South 0°01'08" West 1146.73 feet to the point of beginning containing 16.755 Acres including 0.189 Acres of County Road Right-of-Way.

EXCEPT that their is reserved for adjacent land owned by Donald Joseph and Janie Ruth Doudna, their heirs, successors and assigns a perpetual easement for the location of a water well on the North 1040 feet of the above described property, and a strip of land 20 feet wide from the location of the well to the east boundary line, and south along east boundary line to a point 200 feet north of the county road for the construction, maintenance and operation of water well, and electric line, and all necessary structures and appurtenances thereto. This easement is perpetual runs with the land.