

REC \$ 10.00
AUG \$ 15.00
R.M.F. \$ 1.00

FILED NO. 1447
BOOK 137 PAGE 55
96 NOV 25 AM 11:10

COMPUTER
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MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland P.O. Box 370 Earlham, IA 50072 (515) 758-2267
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of ---One Dollar(s) and other valuable consideration, LARREE L. IMBODEN also known as LARREE IMBODEN and PATRICIA L. IMBODEN also known as PATRICIA IMBODEN, husband and wife,

do hereby Convey to LARREE L. IMBODEN and PATRICIA L. IMBODEN, husband and wife,

the following described real estate in Madison County, Iowa:

See Legal Description attached hereto and by this reference incorporated herein.

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: November 15, 1996

MADISON COUNTY, ss:
On this 15th day of November, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared LARREE L. IMBODEN and Patricia L. Imboden

Larree L. Imboden (Grantor)

Patricia L. Imboden (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)

SUSAN CLARK Notary Public

(Grantor)

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

LEGAL DESCRIPTION

The Northeast Quarter of Section Twenty (20), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as follows: Commencing at the North Quarter (¼) Corner of Section Twenty (20), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence along the North line of said Section Twenty (20), North 90°00'00" East 866.09 feet to the Point of Beginning; thence, continuing along said North line, North 90°00'00" East 512.39 feet; thence South 00°00'00" 301.53 feet; thence South 90°00'00" West 501.99 feet; thence North 01°58'30" West 301.71 feet to the Point of Beginning, said parcel of land contains 3.511 acres, including 0.433 acres of county road right of way,

and

The Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Twenty-three (23) and the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Twenty-four (24), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed corrects the warranty deeds recorded in Book 136, Page 547 and Book 136, Page 757, in the Office of the Recorder of Madison County, Iowa, wherein the real estate described in this deed was incorrectly described in said deeds recorded in Book 136, Page 547 and Book 136, Page 757. The legal description of the real estate conveyed pursuant to this deed is substituted for the incorrect legal descriptions of the same real estate contained in the deeds recorded in Book 136, Page 547 and Book 136, Page 757. Inasmuch as this is a deed correcting title, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.