

THE IOWA STATE BAR ASSOCIATION
Official Form No 101

ISBA # 00454

FOR THE LEGAL EFFECT OF THE USE OF
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FILED NO 1514

BOOK 138 PAGE 146

97 OCT 14 PM 3:20

REC \$ 10.00
AUD \$ 5.00
R.M.F \$ 1.00

MICHELLE UTSETT
RECORDER
MADISON COUNTY, IOWA

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



CORRECTION
WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---One
Dollar(s) and other valuable consideration,
CAROL H. THOMAS, a single person,

do hereby Convey to
NIOL E. THOMAS

the following described real estate in Madison County, Iowa

For the legal description, see Exhibit "A" attached hereto and by this reference incorporated herein.

This warranty deed corrects and supplements the warranty deed between the above named Grantor and Grantee dated April 6, 1995, and recorded April 13, 1995, in Book 134, Page 238, in the Office of the Recorder of Madison County, Iowa. The legal description of the real estate conveyed pursuant to this deed is substituted for the incorrect legal description of the same real estate contained in the warranty deed recorded in Book 134, Page 238. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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 September 24, 1997

MADISON COUNTY, SS

On this 24th day of September,
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Carol H. Thomas

Carol H. Thomas
(Carol H. Thomas) (Grantor)

(Grantor)

(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

Dean R Nelson
Notary Public
(This form of acknowledgment for individual grantor(s) only)

*Top Correction Deed
See Deed Rec 138-184
Not Correction Deed
See Deed Record 138-186
10-30-97*

EXHIBIT "A"

LEGAL DESCRIPTION

The South part of the Southwest Quarter of the Northwest Quarter of ✓
Section 5, Township 77 North, Range 28 West of the 5th Principal
Meridian, Madison County, Iowa, more particularly described as follows.
Beginning at the West Quarter Corner of Section 5, T77N, R28W of the
5th P.M., Madison County, Iowa; thence along the West line of the SW¼
NW¼ of said Section 5, North 00°33'52" West 373.35 feet, thence North
90°00'00" East, 810.42 feet; thence North 00°00'00" 65.82 feet, thence
North 90°00'00" East 514.71 feet to the East line of said SW¼ NW¼,
thence along said East line, South 00°06'11" West 413.5 feet to the
Southeast Corner of said SW¼ NW¼, thence South 90°00'00" West, 1320.65
feet to the point of beginning, and containing 12.115 Acres including
1.511 Acres of County Road Right of Way, EXCEPT Commencing at the West
Quarter Corner of Section 5, Township 77 North, Range 28 West of the
5th P.M., Madison County, Iowa; thence along the South line of the
Northwest Quarter of said Section on an assumed bearing of North
90°00'00" East a distance of 708 05 feet to the point of beginning,
thence continuing along said South line, North 90°00'00" East 123.72
feet, thence North 00°53'43" West 163.84 feet, thence South 89°52'43"
West 122.01 feet, thence South 00°17'21" East 163.56 feet to the point
of beginning, containing 0.462 acres, more or less, including road, and
0.320 acres, more or less, excluding public road

