

FILED NO. 1925

~~032721.00~~

BOOK 131 PAGE 139

93 FEB -2 AM 10: 10

REC \$ 5.00
AUD \$ 5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



CORRECTED

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration, REX R. SHAMBAUGH and ANNA LEE SHAMBAUGH, husband
and wife,

do hereby Convey to W. CRAIG SHAMBAUGH

the following described real estate in Madison County, Iowa:

A parcel of land located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 77 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Center of said Section 14; thence along the North-South centerline of said Section 14 N00°00'00"E, a distance of 729.42 feet to the Point of Beginning; thence departing said centerline S89°38'25"W, a distance of 222.99 feet; thence N04°07'43"W, a distance of 20.00 feet; thence N89°35'44"W, a distance of 20.00 feet; thence S41°03'28"W, a distance of 25.00 feet; thence N53°27'47"W, a distance of 149.66 feet; thence N22°13'53"W, a distance of 16.33 feet; thence N11°54'01"E, a distance of 304.98 feet; thence N88°42'47"E, a distance of 158.52 feet; thence S88°15'48"E, a distance of 165.99 feet to a point on said centerline of Section 14; thence along said centerline S00°00'00"W, a distance of 401.02 feet to the Point of Beginning. Said parcel includes 3.228 acres, more or less, including 0.400 acres of presently established County Road Right-of-Way.

This deed is given to correct the Warranty Deed recorded in Book 131, Page 31, in the Office of the Recorder of Madison County, Iowa, which deed contained a typographical error in the legal description of the land conveyed thereunder. Inasmuch as this deed is given to correct title, it 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 acknowledgement 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: January 26, 1993

MADISON COUNTY, ss:

On this 26th day of January, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Rex R. Shambaugh and Anna Lee

Rex Shambaugh
(Rex R. Shambaugh) (Grantor)

Anna Lee Shambaugh
(Anna Lee Shambaugh) (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.

Susan Apple Notary Public

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

(Grantor)

(Grantor)