

COMPUTER
RECORDED
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FILED NO. 73
BOOK 59 PAGE 394

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

94 JUL -8 AM 9:04
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



CORRECTION
WARRANTY DEED - JOINT TENANCY

For the consideration of ---One
Dollar(s) and other valuable consideration,
RODNEY M. RAMSEY and CONNIE J. RAMSEY, husband and wife,

do hereby Convey to
MURRAY S. RAMSEY and SUSAN D. RAMSEY, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

The West 80 feet of the following described real estate, to-wit: Commencing 54 rods and 2 feet West of the Southeast corner of the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence North 28 rods, thence West 19 rods and 5 inches, thence South 28 rods, thence East to the place of beginning, except the following described real estate in Madison County, Iowa, to-wit: Commencing 1046 feet West and 33 feet North of the Southeast corner of the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-eight (28) West, thence North 303 feet, thence East 153 feet, thence North 126 feet, thence West 313.91 feet to a Railroad iron, marking the right of way line of Highway #232, thence South on said right of way line 429 feet to a Railroad iron, marking the right of way of Highway #232 and County Road thence East to point of beginning, all in aforesaid Section Six (6).

This deed is given in lieu of and in substitution for the warranty deed between grantors and grantees dated May 13, 1994, and filed of record June 9, 1994, in Book 59, Page 356, Office of the Recorder of Madison County, Iowa, which deed contained an erroneous legal description of the real estate intended to be conveyed. 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 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: July 6, 1994

ss:

MADISON COUNTY,

On this 6th day of July,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Rodney M. Ramsey and Connie J. Ramsey

Rodney M. Ramsey
(Rodney M. Ramsey) (Grantor)

Connie J. Ramsey
(Connie J. Ramsey) (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
(Dean R. Nelson)

Notary Public

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