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FILED NO. 74
BOOK 133 PAGE 176
94 JUL -8 AM 9:05

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



CORRECTION
WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration,
DOROTHY H. BENZ and HOWARD BENZ, wife and husband,

do hereby Convey to
NORMAN C. SCAR

the following described real estate in Madison County, Iowa:

The North 360 feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa.

Where the names Dorothy H. Benz and Dorothy H. Scar appear, they refer to one and the same person.

This deed is given in lieu of and in substitution for the warranty deed between grantors and grantee dated June 14, 1994, and filed of record June 23, 1994, in Book 133, Page 108, Office of the Recorder of Madison County, Iowa, and a warranty deed between grantors and grantee dated December 9, 1993, and filed of record April 5, 1994, in Book 132, Page 629, Office of the Recorder of Madison County, Iowa, which warranty deeds contained erroneous legal descriptions 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, 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, ss:

Dated: July 6th, 1994

MADISON COUNTY,
On this 6th day of July,
1994, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Dorothy H. Benz and Howard Benz

Dorothy H. Benz
(Dorothy H. Benz) (Grantor)

Howard B Benz
(Howard Benz) (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
free act and deed.

Dean R. Nelson
(Dean R. Nelson)

Notary Public

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

(Grantor)

(Grantor)