

Complaint

FILED NO. 2062

BOOK 126 PAGE 559

90 APR 16 AM 8:58

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00, Trans \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)  
Dollar(s) and other valuable consideration, RICHARD MCMICHAEL and PATRICIA MCMICHAEL, Husband and Wife,

do hereby Convey to RUTH GARMON

the following described real estate in Madison County, Iowa:

A tract of land in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the East line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-one (21), South 00°00'00" 1329.76 feet; thence along the South line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) South 86°33'48" West 223.70 feet; thence North 03°00'35" West 1,330.53 feet; thence along the North line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) North 87°10'21" East 293.52 feet to the point of beginning. Said tract of land contains 7.891 Acres, including 1.413 Acres of county road right-of-way.

This Deed is given for the purpose of correcting the Warranty Deed made, executed and delivered by Ruth Garmon, single, to Richard McMichael and Patricia McMichael dated February 23, 1990, and recorded in the office of the Madison County Recorder on said date in Book 126, Page 401. Grantor Ruth Garmon did not intend to convey the above-described real estate to Grantees Richard McMichael and Patricia McMichael.

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:  
MADISON COUNTY,

Dated: 4-13-90

On this 13 day of April,  
19 90, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Richard McMichael and  
Patricia McMichael

Richard McMichael  
Richard McMichael (Grantor)

Patricia McMichael  
Patricia McMichael (Grantor)

to me known to be the identical persons named in and who  
executed the foregoing instrument and acknowledged  
that they executed the same for the purposes and intent  
expressed in the act and deed.

(Grantor)

Steven R. Wicks Notary Public

(Grantor)

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