

FILED NO. 2587

BOOK 126 PAGE 708

90 JUN 13 AM 9:35

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



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of no  
Dollar(s) and other valuable consideration, RICHARD MCMICHAEL and PATRICIA MCMICHAEL, Husband and wife,

do hereby Convey to BRUCE P. SIMMONS and KATHLEEN S. SIMMONS, 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:

A tract of land in the Northwest 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: Commencing 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 North line of the Northeast Quarter (1/4) of said Section Twenty-one (21), South 86°54'38" West 1,382.45 feet to the point of beginning, thence continuing along said North line, South 86°54'38" West 1,253.76 feet to the North Quarter (1/4) Corner of said Section Twenty-one (21), thence South 00°02'32" East 1,328.20 feet, thence North 86°43'02" East 1,281.93 feet, thence North 01°15'03" West 1,322.68 feet to the point of beginning; said tract of land contains 38.538 acres, including 1.347 acres of County road right-of-way.

This Deed is given for the purpose of correcting a Warranty Deed recorded in Book 126, Page 624 of the Madison County Recorder's office, to correctly set forth the names of the Grantees.

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: 6-8-90

On this 8<sup>th</sup> day of June, 1990, 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 as their voluntary act and deed.

\_\_\_\_\_  
(Grantor)

Debra L. Cunningham Notary Public  
(This form of acknowledgment for individual grantor(s) only)

\_\_\_\_\_  
(Grantor)