

FILED NO. 351

BOOK 56 PAGE 120

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*Compared*

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Transfer 5.00  
Recording Fee \$ 10.00



CORRECTED  
**WARRANTY DEED**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One Hundred Eight Thousand and no/100 (\$108,000.00) -  
Dollar(s) and other valuable consideration, J-C The Builders, a partnership

do hereby Convey to Gary D. Smith and Mary A. Smith, 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:

Lot Twenty-nine (29) in Honor's Acres Second Addition to the City  
of Winterset, Madison County, Iowa

This deed is given to correct the deed dated July 12, 1990 and  
recorded in Town Lot Deed Record 56 at page 62

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 \_\_\_\_\_, ss:  
\_\_\_\_\_ COUNTY,

DATED: August 14, 1990

On this \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_\_\_, before me, the undersigned, a Notary Public  
in and for said State, personally appeared \_\_\_\_\_

J-C THE BUILDERS, A PARTNERSHIP  
(Grantor)

to me known to be the identical persons named in and  
who executed the foregoing instrument and acknow-  
ledged that they executed the same as their voluntary  
act and deed.

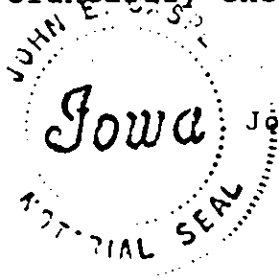
By Randy Jeffs  
Randy Jeffs, a partner (Grantor)

\_\_\_\_\_  
Notary Public  
(This form of acknowledgement for individual grantor(s) only)

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

STATE OF IOWA )  
 ) SS  
MADISON COUNTY )

On this 14th day of August, 1990, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Randy Jeffs, to me personally known, who being by me duly sworn, did say that the person is one of the partners of J-C The Builders, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.



John E. Casper  
John E. Casper, Notary Public in the State of Iowa