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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Michael E. Erdman and Dixie L. Erdman, 1829 275th Street, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Grantors:

Mary R. Haymond

Grantees:

Michael E. Erdman
Dixie L. Erdman

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of Removal of Cloud on Title Dollar(s) and other valuable consideration,
Mary R. Haymond, a Single Person

do hereby Convey to
Michael E. Erdman and Dixie L. Erdman, 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 East Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This deed is in fulfillment of the Real Estate Contract dated July 31, 2009 and filed for record with the Madison County Recorder's Office on August 5, 2009 in Book 2009 at Page 2489.

This Deed corrects and supersedes the legal description of the real estate described in the deed which is dated July 31, 2009 and filed for record on October 27, 2010 in the Madison County Recorder's Office in Book 2010 at Page 2668.

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.

Mary R. Haymond by Dixie L. Erdman, (Grantor)
attorney-in-fact under power of attorney,
dated February 28, 2003

(Grantor)

Dated: March 21, 2011

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on March 21, 2011, by Dixie L. Erdman as Power of Attorney of Mary R. Haymond

, Notary Public

