



Document 2011 1003

BK: 2011 PG: 1003 Type 03 001 Pages 5

Recorded: 4/21/2011 at 3:03:23.0 PM

Fee Amount: \$34.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓

ANNO ✓

SCAN

CHEK

CORRECTED WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Cynthia A. Hurley, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700, Des Moines, IA 50309-8004, Phone: (515) 246-5880

Taxpayer Information: (name and complete address)

Hazelbrush LLC, c/o David J. Blackman, 4109 Walnut, West Des Moines, IA 50265-3892

Return Document To: (name and complete address)

Cynthia A. Hurley, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700, Des Moines, IA 50309-8004, Phone: (515) 246-5880

Grantors:

David J. Blackman, Claudia Ann Blackman, Mary Ann Blackman Wallace, James DeWayne Wallace, Don K. Blackman, Jr., Merideth H. Northcutt, Thomas P. Blackman and Leslie Marie Rutz Blackman

Grantees:

Hazelbrush, LLC, an Iowa Limited Liability Company

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Corrected Deed to Book 2011 Page 947
WARRANTY DEED

Corrective deed is to add Exhibit "A"

For the consideration of one Dollar and other valuable consideration,

David J. Blackman and Claudia Ann Blackman, husband and wife,
Mary Ann Blackman Wallace and James DeWayne Wallace, wife and husband,
Don K. Blackman, Jr. and Merideth H. Northcutt, husband and wife, and
Thomas P. Blackman and Leslie Marie Rutz Blackman, husband and wife,

do hereby Convey to Hazelbrush, LLC, an Iowa Limited Liability Company, the following
described real estate in Madison County, Iowa:


The Southeast Quarter (1/4) of Section Fifteen (15) in Township Seventy-seven
(77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,
except the East 20 acres thereof, and excepting tract beginning 330 feet West and
887 feet North of the Southeast corner of said Section and running thence South
84° 35' West. 590.3 feet, then North 369 feet, thence North 85° 35' East, 590.3
feet, then South 369 feet to the point of beginning, containing 5 acres. Subject to
and together with plat of survey for Boundary Line Agreement between Anamay
Morgan, as Executor of the Estate of Joseph P. Meade, and the undersigned,
which plat of survey is dated December 2, 1998. A true copy thereof is attached
hereto and marked Exhibit "A"

No Revenue Tax or Declaration of Value required - Exempt transaction per Iowa
Code §428A.2(15)

Grantors do Hereby Covenant with grantee, 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.

Dated: 2/25/11



David J. Blackman (Grantor)



Claudia Ann Blackman (Grantor)

Mary Ann Blackman Wallace
Mary Ann Blackman Wallace (Grantor)

James DeWayne Wallace
James DeWayne Wallace (Grantor)

Don K. Blackman, Jr.
Don K. Blackman, Jr. (Grantor)

Merideth H. Northcutt
Merideth H. Northcutt (Grantor)

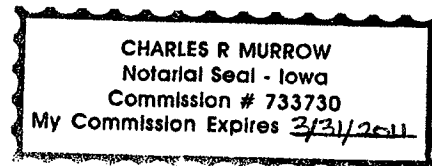
Thomas P. Blackman
Thomas P. Blackman (Grantor)

Leslie Marie Rutz Blackman
Leslie Marie Rutz Blackman (Grantor)

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on Feb. 25, 2011 by
David J. Blackman and Claudia Ann Blackman, husband and wife.

Charles R. Murrow
, Notary Public in for the State of Iowa



STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on February 28, 2011 by Mary Ann Blackman Wallace and James DeWayne Wallace, wife and husband.

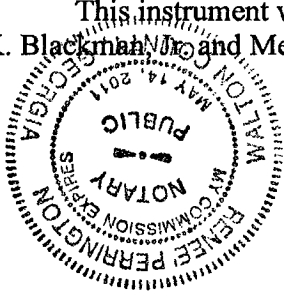


Lana L. Marsh

Lana L. Marsh, Notary Public in and for the State of Iowa

STATE OF GEORGIA, COUNTY OF Waltow

This instrument was acknowledged before me on March 31, 2011 by Don K. Blackman and Merideth H. Northcutt, husband and wife.



Renee Perrygo

Renee Perrygo, Notary Public in and for the State of Georgia

STATE OF ILLINOIS, COUNTY OF St. Cook

This instrument was acknowledged before me on March 04, 2011 by Thomas P. Blackman and Leslie Marie Rutz Blackman, husband and wife.

Rosemary F. Conway

Rosemary F. Conway, Notary Public in and for the State of Illinois

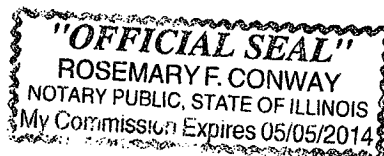


Exhibit "A"

PLAT OF SURVEY FOR BOUNDARY LINE AGREEMENT BETWEEN ANNAMAY MORGAN, AS EXECUTOR OF THE JOSEPH P. MEADE ESTATE; AND CARMELITA MEADE BLACKMAN OF PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

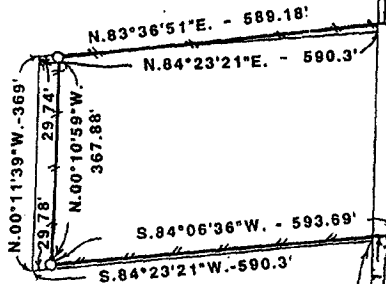
NE.COR.
SEC.15-77-26
FD."X" CUT IN PAVING

S.83°49'50"W.
14.11'

EXISTING FENCE
ON N. LINE SE.1/4

SURVEY NOTE:

1. THE WEST LINE OF THE EAST 20 ACRES OF THE SOUTHEAST QUARTER OF SECTION, T77N, R26W OF THE 5TH P.M., AS SHOWN ON THE PLAT IS 330 FEET WESTERLY ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 AND IS PARALLEL TO A LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 15 TO THE NORTHEAST CORNER OF SAID SECTION 15..
2. CALLS OF EAST, WEST, NORTH & SOUTH IN THE LEGAL DESCRIPTION FOR THE EXCEPTION FROM THE SOUTHEAST QUARTER OF SECTION 15, T77N, R26W WERE ASSUMED TO MEAN PARALLEL TO THE SOUTH AND EAST LINES OF SAID SECTION 15.
3. BEARINGS CALLED OUT IN THE LEGAL DESCRIPTION FOR THE EXCEPTION FROM THE SOUTHEAST QUARTER OF SECTION 15, T77N, R26W OF THE 5TH P.M. WERE ASSUMED TO BE BASED ON ANGLES TURNED FROM THE WEST LINE OF THE EAST 20 ACRES OF SAID SOUTHEAST QUARTER.
4. I ALSO ASSUMED THAT THE BEARING CALL OF NORTH 85°35'EAST, 590.3 FEET IN THE EXCEPTION FROM THE SOUTHEAST QUARTER OF SECTION 15, T77N, R26W OF THE 5TH P.M., IS A SCRIVENER'S ERROR AND SHOULD HAVE BEEN NORTH 84°35'EAST 590.3 FEET.



LEGAL DESCRIPTION OF PROPERTY LINE FENCE:

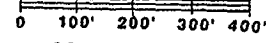
Survey of existing property line fence described as follows:

Commencing at the Southeast Corner of Section 15, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 84°02'37" West 291.74 feet along the South line of the Southeast Quarter of said Section 15 to the Point of Beginning; thence North 00°32'35" West 890.13 feet along an existing fence; Thence South 84°06'36" West 593.69 feet along an existing fence; thence North 00°10'59" West 367.88 feet along an existing fence; thence North 83°36'51" East 589.18 feet along an existing fence; thence North 00°45'26" West 1378.18 feet along an existing fence to a fence corner of a fence running Westerly on the North line of the Southeast Quarter of said Section 15.

WEST LINE EAST 20 ACRES SE.1/4 SEC. 15-77-26
N.00°45'26"W. - 1378.18'

N.00°11'39"W. - 5292.93'

E.LINE SEC.15-77-26



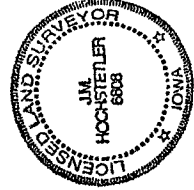
SCALE: 1" = 200'

DATE OF SURVEY = 12/2/

- C.I.R.# 6808 SET
- ⊕ EXISTING FENCE
- △ FOUND NAIL IN ASPHALT
- "X" FOUND "X" CUT IN PAVI

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J.M. Hochstetler
J.M. HOCHSTETLER
License number: 6808
Date: 12/18/98
My license renewal date is December 31, 1999
Pages or sheets covered by this plat: 1



S.1/4 COR.
SEC. 15-77-26
FD. NAIL IN ASPHALT

POINT OF BEGINNING

SE. COR.
SEC. 15-77-26
SET C.I.R. #6808