



Document 2011 1392

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**CORRECTIVE  
WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Charles H. Fagen, 502 15th Street, P.O. Box 250, Dallas Center, IA 50063, Phone: (515) 992-3728

**Taxpayer Information:** (Name and complete address)

Jeffry Kiddoo  
3210 Fawn Avenue  
Lorimor, Iowa 50149

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

Charles H. Fagen  
502 15th Street, P.O. Box 250  
Dallas Center, IA 50063

**Grantors:**

Robert D. Thomas  
Jane Thomas

**Grantees:**

Jeffry Kiddoo

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### CORRECTIVE WARRANTY DEED

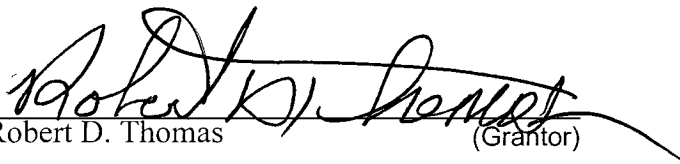
For the consideration of No \_\_\_\_\_ Dollar(s) and other valuable consideration,  
ROBERT D. THOMAS and JANE THOMAS,  
\_\_\_\_\_ husband and wife, \_\_\_\_\_ do hereby Convey to  
JEFFRY KIDDOO,  
\_\_\_\_\_ a single person \_\_\_\_\_ the  
following described real estate in Madison County, Iowa:

The South Half of the Southeast Quarter (S 1/2 SE 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the South Half of the Northeast Quarter of the Southeast Quarter (S 1/2 NE 1/4 SE 1/4) of Section Twenty-two (22); AND The North Half of the Northeast Quarter (N 1/2 NE 1/4) and the North 76 rods of the East 10 1/2 rods of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section Twenty-seven (27); AND The Southwest Quarter (SW 1/4) EXCEPT the North 4 rods of the West 27 rods thereof, of Section Twenty-three (23); ALL IN Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This deed is to correct a scrivener's error in the legal description that arose in a Real Estate Contract Installments recorded on July 10, 1990, in Deed Record 126 at Page 788, and in the Warranty Deed in satisfaction of the Contract recorded on September 10, 1998, in Deed Record 139 at Page 580, all in the Office of the Madison County Recorder and is without actual consideration. Iowa Code 428A.2(10)(2011).

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.

Dated: May 23<sup>rd</sup>, 2011

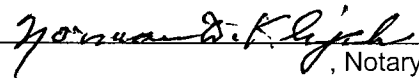
  
Robert D. Thomas (Grantor)

  
Jane Thomas (Grantor)

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

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

STATE OF IOWA, COUNTY OF RINGGOLD  
This instrument was acknowledged before me on May 23<sup>rd</sup> 2011, by \_\_\_\_\_  
ROBERT D. THOMAS and JANE THOMAS, husband and wife,

  
\_\_\_\_\_, Notary Public

