



Document 2012 3142

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

✓ Taxpayer: Nigg Properties, LLC, 65 Jefferson, Winterset, IA 50273



CORRECTION
WARRANTY DEED

This Deed is filed to correct the manner in which Grantee holds title, as shown in original Deed filed 7/28/08 in Book 2008, Page 2347.

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration,

Shawn Nigg and Sarah Nigg, Husband and Wife,

do hereby

Convey to Nigg Properties, LLC

the

following described real estate in MADISON County, Iowa:

See Addendum

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: October 18, 2012

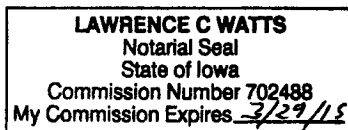
Shawn Nigg
Shawn Nigg (Grantor)

Sarah Nigg
Sarah Nigg (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Oct. 18, 2012, by Shawn Nigg and Sarah Nigg

Lawrence C Watts
, Notary Public



(This form of acknowledgment for individual grantor(s) only)

Addendum

1. The East Half (E 1/2) of Lot Seven (7) of the Subdivision of the Northeast part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, otherwise described as a tract commencing 439 feet and 3 inches West of the Northeast corner of said 40-acre tract, and running thence South 272 feet and 3 inches, thence West 54 1/2 feet, thence North 272 feet and 3 inches, thence East 54 1/2 feet to the point of beginning, EXCEPT that part condemned for highway purposes in Condemnation filed January 18, 1960, in Deed Record 89, Page 548.

The consideration for this transfer is less than Five Hundred Dollars (\$500.00); therefore, no Declaration of Value or Groundwater Statement is required.