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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Geraldine Lenocker
1428 Cottonwood Avenue
Dexter, Iowa 50070

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Ted R. Lenocker
Geraldine Lenocker

Grantees:

Geraldine Lenocker Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:

This deed corrects the legal description in the warranty deed recorded on June 28, 2013 in Book 2013, Page 1923, in the Office of the Recorder of Madison County, Iowa, which deed contains a typographical error in the description of the real estate intended to be conveyed. Only the parcels of real estate described on Exhibit "A" of this deed are intended to be conveyed to Geraldine Lenocker as Trustee of the Geraldine Lenocker Trust dated June 3, 2013. The real estate located in Sections 13 and 14, T76N, R29W, 5th P.M., Madison County, Iowa included in the deed recorded in Book 2013, Page 1923 was mistakenly included in that deed and was not intended to be conveyed to the Geraldine Lenocker Trust dated June 3, 2013. Said real estate is specifically omitted from this correction deed. Since this deed corrects the deed recorded in Book 2013, Page 1923 to the extent provided herein, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(10) and (21), Code of Iowa.



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)-----
Dollar(s) and other valuable consideration,
Ted R. Lenocker and Geraldine Lenocker, husband and wife,

do hereby Convey to
Geraldine Lenocker as Trustee of the GERALDINE LENOCKER TRUST dated June 3, 2013

the following described real estate in Madison County, Iowa:

Real Estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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.

STATE OF IOWA,
COUNTY OF MADISON

Dated: June 3, 2013

This instrument was acknowledged before
me on June 3, 2013 by
Ted R. Lenocker
Geraldine Lenocker

Ted R. Lenocker
Ted R. Lenocker (Grantor)

Geraldine Lenocker
Geraldine Lenocker (Grantor)

Samuel H. Braland, Notary Public

Samuel H. Braland
Samuel H. Braland (Grantor)
January 10, 2014
Iowa Notarial Seal
(Grantor)

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

Exhibit "A"

The East One-half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 28, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

AND

The Northwest Quarter (NW $\frac{1}{4}$) of Section 28, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

AND

Parcel "F" in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 21, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 10.37 acres, as shown in plat of survey filed in Book 2011, Page 953 on April 14, 2011, in the Office of the Recorder of Madison County, Iowa.