



Document 2014 3033

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Rec Amt \$17.00 Aud Amt \$5.00

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ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #105

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

LeRoy H. Bair and Lois E. Bair, 2203 183rd Court, Winterset, IA 50273

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

Jerrold B. Oliver, PO Box 230; Winterset, IA 50273

Grantors:

James C. Eller

Grantees:

LeRoy H. Bair

Lois E. Bair

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of \$1 _____ Dollar(s) and other
valuable consideration, James C. Eller, Single

do hereby Convey to LeRoy H. Bair and Lois E. Bair, Joint Tenants with Full Rights of
Survivorship and Not as Tenants in Common
the following described real estate in Madison County, Iowa:
See attached Exhibit A.

This Deed is given for the purpose of correcting the legal description of the real estate conveyed to
grantees, set forth in a Special Warranty Deed recorded in Book 2014, Page 2815 in the Recorder's Office
of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and
Defend the real estate against the lawful claims of all persons claiming by, through or under
them, 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: December 1, 2014

James C. Eller 12-1-14 _____
James C. Eller (Grantor) (Grantor)

(Grantor) (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 1st day of December, 2014,
by James C. Eller

Kim Leonard
Signature of Notary Public

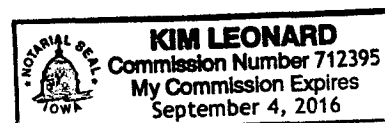


Exhibit A

Lot A of Lot Forty-seven (47) of Covered Bridge Estates, a Subdivision located in Sections Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in Sections Seven (7) and Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in the Corrected Replat of said Lot Forty-seven (47) filed in Book 2014, Page 2517 of the Recorder's Office of Madison County, Iowa.