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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

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

Steven A. Jensen, 110 Public Sq., P. O. Box 43, Greenfield, IA 50849, Phone: (641) 743-2175

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

Leanna V. Ehrhardt, P. O. Box 807, Mahomet, IL 61853

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

Steven A. Jensen, 110 Public Sq., P. O. Box 43, Greenfield, IA 50849, Phone: (641) 743-2175

**Grantors:**

Leanna V. Ehrhardt

**Grantees:**

Leanna V. Ehrhardt Trust No. 1  
dated July 31, 1997

**Legal Description:** See Page 2

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

Steven A. Jensen

**WARRANTY DEED**

For the consideration of One (\$1.00) ----- Dollar(s) and other valuable consideration, Leanna V. Ehrhardt, single, does hereby Convey to Leanna V. Ehrhardt Trust No. 1 dated July 31, 1997, the following described real estate in Madison County, Iowa:

The West half ( $W\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) and the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Iowa, except a parcel of land described as commencing at the Southeast Corner of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence North  $90^{\circ}00'$  West along the South line of said Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) 550.00 feet to Point of Beginning, thence continuing North  $90^{\circ}00'$  West 402.20 feet; thence North  $00^{\circ}00'$  225.00 feet; thence North  $90^{\circ}00'$  East 402.20 feet; thence South  $00^{\circ}00'$  225.00 feet to Point of Beginning containing 2.0775 Acres including 0.3047 Acres of County Road Right-of-Way. NOTE: the south line of said Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) is assumed to bear due East and West; and except Parcel "B" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 2.508 acres, as shown in Plat of Survey filed in Book 2007, Page 1612 on April 19, 2007, in the Office of the Recorder of Madison County, Iowa.

AND

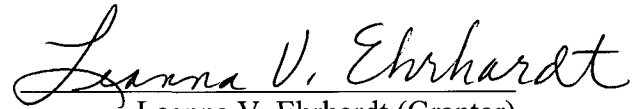
The Southwest Quarter of the Northeast Quarter ( $SW\frac{1}{4}NE\frac{1}{4}$ ) of Section Nineteen (19), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, except a parcel of land located in the Southwest Quarter of the Northeast Quarter ( $SW\frac{1}{4}NE\frac{1}{4}$ ) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the Southwest Quarter of the Northeast Quarter ( $SW\frac{1}{4}NE\frac{1}{4}$ ) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa thence along the East line of said Southwest Quarter of the Northeast Quarter ( $SW\frac{1}{4}NE\frac{1}{4}$ ), North  $00^{\circ}00'00''$  400.19 feet to the Point of Beginning, thence South  $89^{\circ}50'45''$  West 313.62 feet, thence North  $00^{\circ}29'14''$  West 414.80 feet, thence North  $90^{\circ}00'00''$  East 317.15 feet to said East line of the Southwest Quarter of the Northeast Quarter ( $SW\frac{1}{4}NE\frac{1}{4}$ ), thence along the said East line, South  $00^{\circ}00'00''$  413.94 feet to the Point of Beginning, said parcel of land contains 3.000 Acres, including 0.123 Acres of County road Right-of-Way.

**This deed is exempt according to Iowa Code 428A.2(10); as it corrects one certain Deed recorded on December 1, 2014 in Book 2014 Page 3018.**

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: 12-22-14

  
Leanna V. Ehrhardt (Grantor)

STATE OF IOWA, COUNTY OF ADAIR, ss:

This record was acknowledged before me this 22 day of December, 2014, by Leanna V. Ehrhardt, single.

  
\_\_\_\_\_  
Notary Public in and for the State of Iowa

