

**BK: 2015 PG: 3675**  
**Recorded: 12/14/2015 at 2:23:58.0 PM**  
**Fee Amount: \$27.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



## **Correction Warranty Deed**

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335  
**Recorder's Cover Sheet**

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

Breanna Young, PO Box 370, Earlham, IA 50072, (515) 758-2267

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

Associated Grading & Excavating, LLC, c/o Gary Crabbs, P.O. Box 146, Earlham IA 50072

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

Breanna Young, PO Box 370, Earlham, IA 50072

**Grantors:**

Harris & Sons Const. Co., Inc. of Earlham, Iowa

**Grantees:**

Associated Grading & Excavating, LLC, an  
Iowa Limited Liability Company

**Legal description:** See Page 2

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



# Correction Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other valuable consideration, Harris & Sons Const. Co., Inc. of Earlham, Iowa

a(n) corporation organized and existing under the laws of Iowa does hereby Convey to Associated Grading & Excavating, LLC, an Iowa Limited Liability Company the following described real estate in Madison County, Iowa:

Legal description is attached hereto as Exhibit A.

This correction warranty deed is filed in lieu of the warranty deed filed on November 5, 2015, at Book 2015, Page 3287 in the Recorder's Office for the purpose of including a parcel of real estate that was inadvertently omitted from that deed.

This deed is exempt according to Iowa Code 428A.2(10).

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: Dec 10, 2015

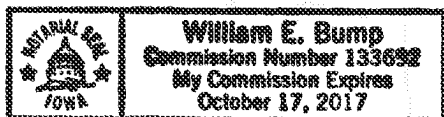
Harris & Sons Const. Co., Inc. of Earlham, Iowa  
a(n) corporation

By Clarence E. Skellenger  
Clarence E. Skellenger, President

By Clarence E. Skellenger

STATE OF IOWA, COUNTY OF ADAIR  
This record was acknowledged before me on this 10 day of December, 2015  
by Clarence E. Skellenger  
as President  
of Harris & Sons Const. Co., Inc. of Earlham, Iowa

William E. Bump  
Signature of Notary Public



## EXHIBIT A

The West Half ( $W\frac{1}{2}$ ) of Lots Six (6), Seven (7) and Eight (8) in Block Four (4) and Lots Four (4) and Five (5) in Block Nine (9) of the Original Town of Earlham, Madison County, Iowa, AND A part of the Chicago, Rock Island and Pacific Railroad Company's station grounds in the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section 6, Township 77 N., Range 28 W. in the Town of Earlham, Madison County, Iowa, more particularly described as follows: The West One-half ( $W\frac{1}{2}$ ) of the property line beginning at the point of intersection of the northerly line of said station grounds with the east line of Locust Street; thence southerly along said east line 105 feet, more or less, to a line being 50 feet northerly of and parallel with the centerline of said Railroad Company's main track; thence easterly along said parallel line 320 feet, more or less, to the west line of Chestnut Street; thence northerly along said west line 105 feet, more or less, to the northerly line of said station grounds; thence westerly 320 feet, more or less, to the point of beginning, all subject to and together with any and all easements, restrictions and covenants apparent or of record.

This deed is executed and delivered by Grantor to Grantee in full satisfaction of the Real Estate Contract filed in the Office of the Madison County Recorder on July 16, 2009, in Book 2009 at Page 2271. Notwithstanding any express or implied warranties contained herein, Grantor makes no express or implied warranties as to the title subsequent to the date of the above contract.