



Document 2016 289

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Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓  
ANNO ✓  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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This instrument prepared by:

JOSEPH F. WALLACE, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 453-4625

Mail tax statements and return document to:

✓ KYLE AND LESLIE SCHROEDER, 104 E. CARPENTER ST., SAINT CHARLES, IA 50240

File # 61471 (JC)

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## CORRECTED WARRANTY DEED

**Parcel "EE" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 0.64 acres, as shown in Plat of Survey filed in Book 2013, Page 2558 on August 29, 2013, in the Office of the Recorder of Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kyle A. Schroeder and Leslie M. Schroeder, husband and wife**, do hereby convey the above-described real estate to **Austin Family Properties, LLC, a limited liability company**.


This deed is being filed to correct the legal description on Warranty Deed filed June 9, 2015 in Book 2015 Page 1587.

No revenue required, consideration less than \$500.00

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish all rights of dower, homestead, and distributive share in and to the real estate.

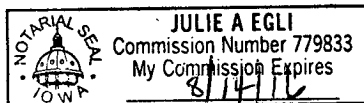
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

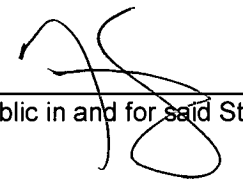
  
\_\_\_\_\_  
Kyle A. Schroeder

  
\_\_\_\_\_  
Leslie M. Schroeder

STATE OF IOWA     )  
COUNTY OF Madison     )     SS:

This instrument was acknowledged before me on February 1, 2016 by  
**Kyle A. Schroeder and Leslie M. Schroeder, husband and wife**



  
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Notary Public in and for said State