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Date 3/11/2016 Time 10:10:38AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓  
ANNO ✓  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



CORRECTED  
**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)

Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

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

Jennifer J. O'Brien LLC, 102 West Court, Winterset, IA 50273

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

Madison County Abstract, 102 West Court, Winterset, IA 50273

**Grantors:**

Madison County Abstract Company

**Grantees:**

Jennifer J. O'Brien LLC

**Legal description:** See Page 2

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

CORRECTED



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of -----\$1.00----- Dollar(s) and other  
valuable consideration, Madison County Abstract Company

a(n) Corporation organized and existing under  
the laws of Iowa does hereby Convey to Jennifer J. O'Brien LLC

the following described real estate in MADISON County, Iowa:  
The North 62.68 feet of the East One-Third (E 1/3) of Lot One (1) in Block Twenty-three (23) of the  
Original Town Plat of the City of Winterset, Madison County, Iowa.

This Deed is filed to correct the legal description in Deed filed October 14, 2008, in Book 2008, Page  
3041 of the Recorder's Office of Madison County, Iowa.

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 sin-  
gular or plural number, according to the context.

Dated: 3/11/16

Madison County Abstract Company  
a(n) Corporation

By Darin P. O'Brien  
Darin P. O'Brien, President

By Jennifer J. O'Brien  
Jennifer J. O'Brien, Secretary

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on this 11<sup>th</sup> day of March, 2016,  
by Darin P. O'Brien and Jennifer J. O'Brien  
as President and Secretary, respectively  
of Madison County Abstract Company

Cheryl M. Maeschliman  
Signature of Notary Public

