



Document 2016 3025

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INDX ✓
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

SECOND

CORRECTIVE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250, Phone: (515) 523-2843

Taxpayer Information: (name and complete address)

Chris D. Jeffries, 3770 White Road, Washington Court House, Ohio 43160

Return Document To: (name and complete address)

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250

Grantors:

Chris Jeffries

Connie L. Jeffries

Grantees:

Todd R. Jeffries, Trustee

Jacob M. Jeffries, Trustee

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

William E. Bump

**SECOND CORRECTIVE
WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Chris D. Jeffries, a/k/a Chris Jeffries and Connie L. Jeffries, husband and wife, do hereby Convey to Todd R. Jeffries, Trustee (or successor) of the Todd R. Jeffries Gift Trust Dated January 18, 2012, an undivided one-half (50%) interest and to Jacob M. Jeffries, Trustee (or successor) of The Jacob M. Jeffries Gift Trust Dated January 18, 2012, an undivided one-half (50%) interest, in the following real estate in Madison County, Iowa:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Twenty-eight (28), except a tract described as follows: Commencing 515 feet West of the Southeast corner of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-nine (29), Madison County, Iowa, running thence North 527 feet, thence West 425 feet, thence South 527 feet, thence East along the Section line to the point of beginning, containing approximately 5.14 acres; and the East Half (E1/2) of the Southeast Quarter (SE1/4) and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the South Half (S1/2) of the Northwest Quarter (NW1/4); and the West Half (W1/2) of the Northeast Quarter (NE1/4) except a tract in the Southeast corner thereof used for church and cemetery purposes and being 16 rods East and West and 20 rods North and South; and the Southwest Quarter (SW1/4) of Section Twenty-nine (29), all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "A" located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-nine (29), as shown in Plat of Survey filed in Book 2002, Page 1164 on March 12, 2002, in the Office of the Recorder of Madison County, Iowa AND, SPECIFICALLY INCLUDING, Parcel "B" located in the Southwest Quarter (SW1/4) of said Section Twenty-nine (29), and in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1814 on August 5, 2010 in the Office of the Recorder of Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

This second corrective deed is exempt pursuant to Iowa Code Section 428A.2(10).

Exempt Transaction - This deed is made to correct the legal description contained in the Warranty Deed filed December 26, 2012 in Book 2012 at Doc. 3910 and to correct the legal description contained in a Corrective Warranty Deed filed February 13, 2013 in Book 2013 as Doc. 468.

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.

Sept
Dated: July 9, 2016

Chris Jeffries
Chris Jeffries (Grantor)

Connie L. Jeffries
Connie L. Jeffries (Grantor)

STATE OF OHIO, COUNTY OF Fayette

This instrument was acknowledged before me on ^{*Sept*} July 9, 2016 by Chris Jeffries and Connie L. Jeffries, husband and wife.



MIRANDA E. WEARS
Notary Public, State of Ohio
My Comm. Expires April 30, 2017
Recorded in Fairfield County

Miranda E. Wears
_____, Notary Public