

**BK: 2017 PG: 316**  
**Recorded: 1/27/2017 at 8:25:14.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

This instrument prepared by:  
JOSEPH F. WALLACE, Simpson, Abels, Fischer & Bouslog, P.C., 400 Locust St., Suite 400, Des Moines, IA 50309  
Phone No.: (515)453-4216

Mail tax statements to and return to:  
Kyle A. Schroeder and Leslie M. Schroeder, 104 E Carpenter St, Saint Charles, IA 50240

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## **CORRECTED WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Austin Family Properties, LLC**, a limited liability company, does hereby convey the following described real estate to **Kyle A. Schroeder and Leslie M. Schroeder, husband and wife**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**:

A tract of land located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described more particularly as follows, to-wit: Commencing at a point 9 rods and 11 feet West of the Southeast corner of said Southwest Quarter (¼) of the Northwest Quarter (¼), and running thence North 12 rods, thence West 22 rods and 10 feet, thence South to the South line of said 40-acre tract, thence East along the South line of said 40-acre tract to the place of beginning.

EXCEPT: Parcel "EE" located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, 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.

This Warranty Deed is being filed to correct the legal description in Warranty Deed filed June 9, 2015 in Book 2015 Page 1587 and the Corrected Warranty Deed filed February 4, 2016 in Book 2016, Page 289.

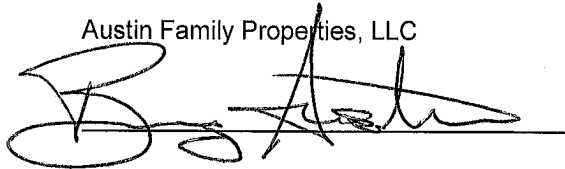
Order No.: MES-59007/SD

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

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company 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 the Company 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, and as masculine or feminine gender, according to the context.

Austin Family Properties, LLC



Bruce G. Austin, Managing Member  
Printed Name

STATE OF Iowa )  
COUNTY OF Madison )

SS:

This instrument was acknowledged before me on January 19, 2017 by Bruce G. Austin as Managing Member of Austin Family Properties, LLC.

Diane M. Daniels  
Notary Public in and for said State

