

**BK: 2017 PG: 3970**  
**Recorded: 12/19/2017 at 10:41:18.0 AM**  
**Fee Amount: \$22.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

**Preparer Information:**

James A. Tews  
Koley Jessen P.C., L.L.O.  
1125 South 103<sup>rd</sup> Street, Suite 800  
Omaha, NE 68124  
Phone: (402) 390-9500

**Taxpayer Information:**

Andrew F. Jackson, Trustee of the Andrew F. Jackson Trust  
3294 South 104<sup>th</sup> Avenue  
Omaha, NE 68124

**Return Address**

James A. Tews  
Koley Jessen P.C., L.L.O.  
1125 South 103<sup>rd</sup> Street, Suite 800  
Omaha, NE 68124

**Grantor:**

Andrew F. Jackson

**Grantee:**

Andrew F. Jackson, Trustee of the Andrew F. Jackson Trust U/A dated September 11, 2008, as amended.

**Legal Description:**

See Page 3

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

Book 128, Page 418

**WARRANTY DEED  
(Corrective Deed)**

Andrew F. Jackson, a married person ("GRANTOR"), in consideration of One Dollar and other valuable consideration received from Andrew F. Jackson, Trustee of the Andrew F. Jackson Trust U/A dated September 11, 2008 ("GRANTEE"), as amended, conveys to GRANTEE the following described real estate (together with any improvements and appurtenances thereto) in Madison County, Iowa:

SEE ATTACHED EXHIBIT "A"

Subject to easements, covenants, conditions, restrictions and all matters of record.

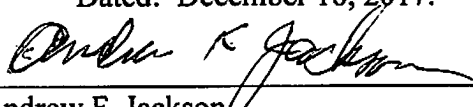
GRANTOR hereby covenants with GRANTEE and GRANTEE's successors in interest that GRANTOR holds the real estate by title in fee simple; that GRANTOR has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and GRANTOR covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

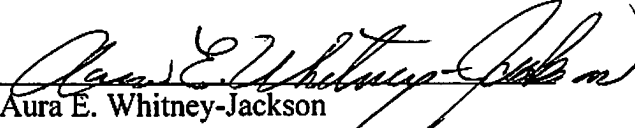
Aura E. Whitney-Jackson is the spouse of GRANTOR and executed this Deed for the sole purpose of consenting, with respect to her marital rights, to the conveyance of the above-described real estate as set forth in this Deed.

This Deed has been executed and delivered to correct the legal description of the real estate conveyed under that certain Warranty Deed dated October 21, 2015, and recorded on December 28, 2015, in the records of the Recorder's Office of Madison County, Iowa, at Book 2015, Page 3824.

The transfer of this real estate is exempt from (1) Real Estate Transfer Tax pursuant to Iowa Rev. Stat. 428A.2(21); (2) declaration of value; and (3) groundwater hazard statement.

Dated: December 18, 2017.

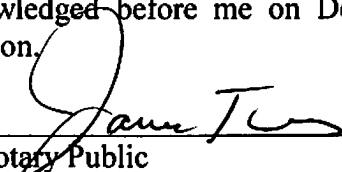
  
\_\_\_\_\_  
Andrew F. Jackson

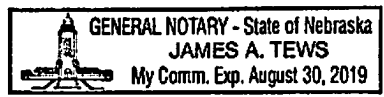
  
\_\_\_\_\_  
Aura E. Whitney-Jackson

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me on December 18, 2017, by Andrew F. Jackson and Aura E. Whitney-Jackson.

My Commission Expires:  
8/30/2019

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

All of the West 147 feet of the North Half of the Southeast Quarter of the Southeast Quarter (N½ SE¼ SE¼), which lies South of the South line of Highway #92, and the South Half of the Southeast Quarter of the Southeast Quarter (S½ SE¼ SE¼) of Section Twenty-Nine (29), in Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa,

EXCEPT

all that portion of the following-described real estate lying North of Middle River as the same now runs through said real estate as follows:

All of the West 147 feet of the North Half of the Southeast Quarter of the Southeast Quarter (N½ SE¼ SE¼), which lies South of the South line of Highway #92, and the South Half of the Southeast Quarter of the Southeast Quarter (S½ SE¼ SE¼) of Section Twenty-Nine (29) in Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa.