



BK: 2018 PG: 1423
Recorded: 5/8/2018 at 8:44:37.0 AM
Fee Amount: \$27.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

RERECORDED
Warranty Deed
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322, Phone: (515) 222-1700

Taxpayer Information: (name and complete address)

Megan and Joshua Haynes, 2117 Warren Avenue, Saint Charles, IA 50240

Return Document To: (name and complete address)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322, Phone: (515) 222-1700

Grantor: Mark A. Tomlinson and Sandra A. Tomlinson

Grantees: Megan Haynes and Joshua Haynes

Legal Description: See Page 4 (Page number 3 of the Deed)

Document or instrument number of previously recorded documents: Book 2018; Page 1188

*This Deed is being refiled correct the legal description to add three paragraphs after the sentence "Said parcel contains 0.238 acres."

BK: 2018 PG: 1188
Recorded: 4/18/2018 at 11:26:14.0 AM
Fee Amount: \$17.00
Revenue Tax: \$171.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Aaron M. Hubbard, 2900 100th Street, Ste. 209, Urbandale , IA 50322, Phone: (515)
222-1700

Taxpayer Information: (Name and complete address)

Megan and Joshua Haynes, 2117 Warren Avenue, Saint Charles, IA 50240

Return Document To: (Name and complete address)

Aaron M. Hubbard, 2900 100th Street, Ste. 209, Urbandale , IA 50322

Grantors:

Mark A. Tomlinson
Sandra A. Tomlinson

Grantees:

Megan Haynes
Joshua Haynes

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Mark A. Tomlinson and Sandra A. Tomlinson, husband and wife, do hereby Convey to Megan Haynes and Joshua Haynes, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: A tract of land commencing at the Northeast Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" East along the East line of said Section Thirty-six (36), 2150.42 feet to the point of beginning, thence South 90°00'00" West 414.0 feet to a point, thence South 00°00'00" East 210.43 feet to a point, thence South 90°00'00" East, 414.0 feet to point on the East line of said Section Thirty-six (36), thence North 00°00'00" West along said East line, 210.43 feet to the point of beginning, said parcel containing 2.0 acres more or less subject to existing road right of way and easements thereon if any, EXCEPT commencing at the Northeast Corner of said Section Thirty-six (36), thence South 00°00'00" 2,360.85 feet along the section line thence continuing South 90°00'00" West, 207.00 feet to the point of beginning. Thence North 64°12'54" West 229.89 feet; thence South 00°00'00" feet; thence North 90°00'00" East 207.00 feet to the point of beginning, containing 0.238 acres.

SEE EXHIBIT "A"

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.

Dated on 4-13-2018

Mark A. Tomlinson (Grantor)

Sandra A. Tomlinson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on 4-13-18, by Mark A. Tomlinson and Sandra A. Tomlinson, husband and wife



Signature of Notary Public

EXHIBIT "A"

A tract of land commencing at the Northeast Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, thence South 00 degrees 00 minutes 00 seconds East along the East line of said Section Thirty-six (36), 2150.42 feet to the point of beginning, thence South 90 degrees 00 minutes 00 seconds West, 414.0 feet to a point, thence South 00 degrees 00 minutes 00 seconds East 210.43 feet to a point, thence South 90 degrees 00 minutes 00 seconds West along said East line 210.43 feet to the point of beginning said Parcel containing 2.0 acres more or less subject to existing road right of way and easements thereon, if any.

Subject to all building restrictions and easements of record.

AND

Commencing at the Northeast Corner of Section 36, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; thence South 00°00'00" 2,360.85 feet along the section line to the point of beginning. Thence continuing South 00°00'00" 100.00 feet, thence North 64°12'54" West 229.89 feet; thence North 90°00'00" East 207.00 feet to the point of beginning. Said parcel contains 0.238 acres.

AND

Commencing at the East Quarter Corner of Section 36, T76N, R26W of the 5th P.M., Madison County, Iowa; thence along the East line of the NE 1/4 said Section 36, North 00°00'00", 206.37 feet; thence North 64°12'54" West, 459.78 feet to the point of beginning. Thence North 00°00'00", 426.08 feet; thence North 90°00'00" West, 122.68 feet; thence South 00°00'00", 426.08 feet; thence South 90°00'00" East, 122.68 feet to the point of beginning. Said parcel of land contains 1.200 acres.

LESS AND EXCEPT

Commencing at the Northeast Corner of Section 36, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; thence South 00°00'00" 2,360.85 feet along the section line, thence continuing South 90°00'00" West, 207.00 feet to the point of beginning. Thence North 64°12'54" West 229.89 feet; thence South 00°00'00" 100.00 feet; thence North 90°00'00" East 207.00 feet to the point of beginning. Said parcel contains 0.238 acres.