



Document 2020 2555

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Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

CORRECTED

WARRANTY DEED

PREPARED BY: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430 NEW YORK AVE
SUITE B URBANDALE IA 50322 pa@henrichsenlawoffice.com 515.727.5330

RETURN TO: Larry A. Wisecup and Diane K. Wisecup, 3131 Timber Ridge Lane, Truro, IA 50257
Send Tax Statements to: Larry A. Wisecup and Diane K. Wisecup, 3131 Timber Ridge Lane, Truro, IA 50257

Grantor: Dennis R. Phillips and Peggy L. Phillips

Grantee: Larry A. Wisecup and Diane K. Wisecup

For the Consideration of ONE Dollar(s) and other valuable consideration Dennis R. Phillips and Peggy L. Phillips, husband and wife, do hereby convey to Larry A. Wisecup and Diane K. Wisecup, husband and wife, the following described Real Estate in Madison County, Iowa:

Parcel "D" located in the Southeast Quarter (1/4), of said Section Eighteen (18) containing 60.06 acres, as shown in Plat of Survey filed in Book 2011, Page 527 on February 24, 2011 in the Office of the Recorder of Madison County, Iowa.

Subject to all Covenants, Restrictions and Easements of Record.

THIS CORRECTED WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN PREVIOUSLY RECORDED DEED IN BOOK 2011, PAGE 718 OFFICE OF THE MADISON COUNTY RECORDER.

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; masculine or feminine gender; according to the context.

[signatures and notary appear on the following page]

Dated: July 9th, 2020.

Dennis R. Phillips
Dennis R. Phillips (Grantor)

Peggy L. Phillips
Peggy L. Phillips (Grantor)

STATE OF IOWA, COUNTY OF MADISON SS:

This record was acknowledged before me on July 9th, 2020, by Dennis R. Phillips and Peggy L. Phillips, husband and wife.



Kenny Herring
Notary Public in and for the State of Iowa