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Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

**CORRECTIVE
WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Cambridge Law Firm PLC
PO Box 496
Atlantic, Iowa 50022
Phone: (712) 243-1663

Taxpayer Information: (name and complete address)

Blackstone Exteriors, LLC
Attn: Jeff Simmerman
250 W 1st St., Ste. B
Grimes, IA 50111

Return Document To:

Cambridge Law Firm PLC
PO Box 496
Atlantic, Iowa 50022

Grantors:

William E. Adams
Cheryl L. Adams

Grantees:

Barker Implement and Motor Company, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



CORRECTIVE WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, WILLIAM E. ADAMS and CHERYL L. ADAMS, husband and wife hereby convey the following described real estate in Madison County, Iowa to BARKER IMPLEMENT AND MOTOR COMPANY, INC.:

Commencing at the Southeast Corner of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 0°0' 1554.26 feet to the point of beginning, thence North 88°3' West 351 feet, thence south 0°3' East 347.26 feet, thence South 81°13' West 150.41 feet, thence North 0°0' 405.35 feet, thence South 90°0' East 500 feet, thence South 0°0' 47.14 feet to the point of beginning.

AND

Parcel A of the NE¼ of the SE¼ of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey recorded in Book 2002 Page 4951 in the Office of the Madison County Recorder.

This Deed is a corrective Deed to correct the legal description on that certain Warranty Deed from Grantor to Grantee recorded in **Book 2003 Page 5707** in the office of the Madison County Recorder and is therefore exempt from Real Estate Transfer Tax, Declaration of Value, and Groundwater Hazard Statement according to Iowa Code Section 428A.2(10).

The Grantors 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.

Words and phrases herein shall be construed as in the singular or plural number, according to the context.

William E. Adams
WILLIAM E. ADAMS

Dated: 30 / Dec / 2020

Cheryl L. Adams
CHERYL L. ADAMS

Dated: 12-30-20

STATE OF IOWA, COUNTY OF Madison, ss:

This record was acknowledged before me on December 30, 2020, by WILLIAM E. ADAMS and CHERYL L. ADAMS, husband and wife.

Barbara T. Eitz
Signature of Notary Public

