

BK: 2021 PG: 986
Recorded: 3/11/2021 at 10:40:06.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

CORRECTIVE QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information:

Ann C. Spellman
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, Iowa 50309-8004
Phone: (515) 246-5866

Taxpayer Information: (name and complete address)

Thomas E. Jordison
2404 Walnut Trail
Saint Charles, IA 50240

Return Document To: (name and complete address)

Ann C. Spellman
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, Iowa 50309-8004

Grantors:

Thomas E. Jordison

Grantees:

Thomas E. Jordison

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2017 Page 2409

CORRECTIVE QUIT CLAIM DEED

For the consideration of Ten Dollars and other valuable consideration, Thomas E. Jordison, a single person, does hereby Quit Claim to Thomas E. Jordison, or his successor(s), as Trustee of the Thomas E. Jordison Revocable Trust U/A/D February 1, 2021, all his right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 12, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa.

Subject to all easements, right-of-way, protective covenants and mineral reservations of record, if any.

(Locally known as 2404 Walnut Trail, Saint Charles, Iowa.)

This deed and transfer is exempt from transfer tax and declaration of value and groundwater hazard statements as a deed given to correct a scrivener's error in the legal description in, and which this Corrective Quit Claim Deed shall entirely replace, the Quit Claim Deed recorded on August 4, 2017 as Polk County Document Number 2017 2409, in Book 2017 at Page 2409 in the Office of the Polk County Recorder. Exempt under § 428A.2 (10), Code of Iowa.

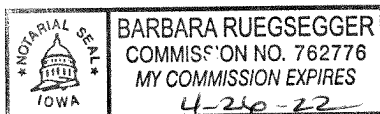
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated the 1st day of February, 2021.


Thomas E. Jordison

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This record was acknowledged before me this 1st day of February, 2021, by Thomas E. Jordison, a single person.




Notary Public