



Document 2023 1355

Book 2023 Page 1355 Type 03 001 Pages 3

Date 6/13/2023 Time 1:50:08PM

Rec Amt \$17.00 Aud Amt \$10.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

CORRECTIVE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Rodney Jones Family Trust dated March 16, 2023, 1185 South Main
Drive, Apache Junction, AZ 85120

Return Document To: Rodney Jones Family Trust dated March 16, 2023, 2441 250th St.,
Winterset, IA 50273

Grantors: Rodney C. Jones

Grantees: Rodney C. Jones as trustee of Rodney Jones Family Trust dated March 16, 2023

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, Rodney C. Jones, a/k/a Rodney Jones, a/k/a Rodney Clair Jones, Single, does hereby Convey to Rodney C. Jones, Trustee of Rodney Jones Family Trust dated March 16, 2023, the following described real estate in Madison County, Iowa:

A tract of land commencing at the Southeast Corner of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence West 640 feet, thence North 296 feet, thence East 640 feet, thence South to the point of beginning;

AND

The East Half ($E\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Except Parcel "A" of Plat of Survey filed April 30, 1999, in Book 3, Page 432 of the Recorder's Office of Madison County, Iowa, and Parcel "B" of Plat of Survey filed March 4, 2004, in Book 2004, Page 971, of the Recorder's Office of Madison County, Iowa, and Parcel "C" of Plat of Survey filed March 4, 2004, in Book 2004, Page 972 of the Recorder's Office of Madison County, Iowa and Except the following described tract of land, to wit:

Commencing at the Northeast corner of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Seventeen (17), running thence West 15 rods, thence South 16 rods, thence East 15 rods, thence North 16 rods to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The East Half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except five (5) acres and the buildings located in the southeast corner thereof, more particularly described as follows: A tract of land commencing at the Southeast corner of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence West 640 feet; thence North 296 feet; thence East 640 feet; thence South to the Point of Beginning.

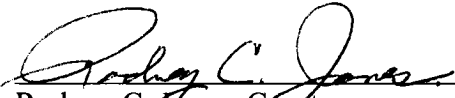
This Corrective Warranty Deed is correcting Warranty Deed dated June 6, 2023, in Book 2023, Page 1268.

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.

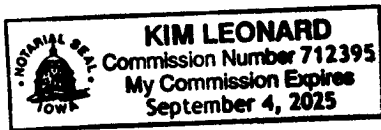
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

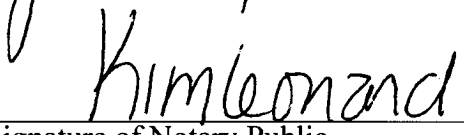
Dated: June 13, 2023.


Rodney C. Jones, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 13, 2023 by
Rodney C. Jones.




Signature of Notary Public