



Document 2013 977

Book 2013 Page 977 Type 03 001 Pages 3

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CORRECTIVE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main Street, Adel, IA 50009, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)

James M. Hochstetler 912 W. Filmore Street, Winterset, IA 50273

✓ **Return Document To:** (name and complete address)

James E. Van Werden, 1009 Main Street, Adel, IA 50009, Phone: (515) 993-4545

Grantors:

James M. Hochstetler and Blossom Hochstetler

Grantees:

James M. Hochstetler

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2012-3930

CORRECTIVE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James M. Hochstetler and Blossom Hochstetler, husband and wife do hereby Convey to James M. Hochstetler, all of their undivided interest in the following described real estate in Madison County, Iowa:

The Northeast Quarter except the portion there of contained in Parcel "C" and the East Half of the Northwest Fractional Quarter all in Section 31, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa containing 229.75 acres.

The Southeast Quarter of the Southwest Fractional Quarter except that portion in Parcel "C" and the West Half of the Southeast Quarter except that portion in Parcel "C" all in Section 30, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa containing 80.08 acres.

The Southwest Quarter of the Northwest Quarter except that portion in Parcel "C" of Section 32, Township 75 north, Range 28 West of the 5th P.M., Madison County, Iowa containing 16.96 acres.

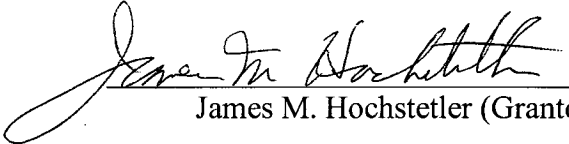
This deed is given to correct a Warranty Deed which was executed on the 13th day of December, 2012 and recorded on December 26, 2012 in Book 2012 Page 3930 of the Madison County , Iowa records in which J. Russell Hochstetler and wife Janis M. Hochstetler conveyed their undivided interest to James M. Hochstetler and Blossom Hochstetler, which conveyance should have only been to James M. Hochstetler.

This deed is exempt according to Iowa Code 428A.2(10).

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.

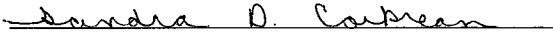
Dated: 3/15/13, 2013.


James M. Hochstetler (Grantor)


Blossom Hochstetler (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me by James M. Hochstetler and Blossom Hochstetler, on March 15, 2013.


, Notary Public

