

Recorded: 7/13/2022 at 9:59:28.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2130

**CORRECTED SPECIAL WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** Terry J. and Jacqueline M. Bell, 613 7<sup>th</sup> Avenue SW, Dyersville, IA 52040

**Return Document To:** George A. Davis, 225 1<sup>st</sup> Avenue East, Dyersville, Iowa 52040

**Grantors:** Arden Gudenkauf and Jane Gudenkauf

**Grantees:** Terry J. Bell and Jacqueline M. Bell

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## CORRECTED SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Arden Gudenkauf and Jane Gudenkauf, husband and wife, do hereby Convey to Terry J. Bell and Jacqueline M. Bell, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

This Corrected Special Warranty Deed is to correct the legal description on the previously recorded Special Warranty Deed dated March 18, 2022, and filed for record on March 21, 2022, in Book 2022, Page 902 of the Recorder's records of Delaware County, Iowa

The correct legal description should be:

Southeast Quarter (SE1/4) of Section 9, Township 87 North, Range 3, West of the 5<sup>th</sup> P.M., subject to all highway and easements of record except Parcel F Part Of The Southeast Quarter (SE ¼) Of Section Nine (9), Township Eighty-Seven North ((T87N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2898, subject to easements of record

Parcel F has previously been transferred under Warranty Deed dated October 10, 2008, and filed for record on October 15, 2008, in Book 2008, Page 3204 of the Recorder's records of Delaware County, Iowa

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated July 10, 2008, and filed for record on August 28, 2008, in Book 2008, Page 2696 as amended per a 1<sup>st</sup> Amendment to Real Estate Contract Installments dated February 17, 2012, and February 19, 2012, and filed for record on February 22, 2012, in Book 2012, Page 595. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before July 10, 2008, and against the lawful claims of all persons claiming by, through or under us or either of us since July 10, 2008.

Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 – deed given in consummation of a previously recorded contract.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: July 11, 2022.

Arden Gudenkauf  
Arden Gudenkauf, Grantor

Jane Gudenkauf  
Jane Gudenkauf, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 11, 2022, by Arden Gudenkauf and Jane Gudenkauf, husband and wife.

Terrie L. Elledge  
Signature of Notary Public

