

Recorded: 2/7/2023 at 10:20:16.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 288

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

**Preparer Information:**

Maureen A. Gronstal  
PO Box 2804, Cedar Rapids, IA 52406-2804  
Phone (319) 363-0101

**Taxpayer Information:**

Ralph and Reva Nieman  
008 Market Street, Delhi, IA 52223-9508

**Return Document To:**

Maureen A. Gronstal  
PO Box 2804, Cedar Rapids, IA 52406-2804

**Grantors:**

Ralph Donald Nieman *a/k/a* Ralph D. Nieman  
Reva Christine Nieman *a/k/a* Reva C. Nieman

**Grantees:**

Ralph D. Nieman, Trustee of the Ralph D. Nieman Revocable Trust u/d/o February 4, 2022, an undivided 42.5% interest and

Reva C. Nieman, Trustee of the Reva C. Nieman Revocable Trust u/d/o February 4, 2022, an undivided 42.5% interest

**Legal Description:**

See Legal on Page 2

**Document or instrument number if applicable: Book 2023/Page 201 Recorded 1/27/2023**

**\*Deed is being corrected and re-recorded to correct ownership percentage interest being conveyed to each of the Trustees of the Trusts and to correct the tax statement mailing address.\***

Prepared by/Return to: Maureen A. Gronstal  
Bradley & Riley PC

PO Box 2804  
Cedar Rapids, IA 52406-2804

(319) 363-0101  
FAX (319) 363-9824

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Address Tax statement: Ralph and Reva Nieman, 008 Market St., Delhi, IA 52223-9508

## **C O R R E C T I V E   W A R R A N T Y   D E E D**

**For the consideration of Ten Dollars and other valuable consideration, RALPH DONALD NIEMAN, also known as RALPH D. NIEMAN, and REVA CHRISTINE NIEMAN, also known as REVA C. NIEMAN, a married couple, do hereby convey an undivided forty-five percent (42.5%) interest to RALPH D. NIEMAN, Trustee of the RALPH D. NIEMAN REVOCABLE TRUST u/d/o FEBRUARY 4, 2022 and an undivided forty-five percent (42.5%) interest to REVA C. NIEMAN, Trustee of the REVA C. NIEMAN REVOCABLE TRUST u/d/o FEBRUARY 4, 2022, in and to the following described real estate in Delaware County, Iowa:**

**Parcel A, part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Twenty-eight (28), Township Eighty-nine North, (T89N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa, according to Plat recorded in Book 2004, Page 1780. Subject to highways and easements of record.**

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantors, without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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 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: January 27, 2023

Ralph Donald Nieman  
RALPH DONALD NIEMAN, also known as  
RALPH D. NIEMAN

Reva Christine Nieman  
REVA CHRISTINE NIEMAN, also known as  
REVA C. NIEMAN

STATE OF IOWA, COUNTY OF JONES ss:

This instrument was acknowledged before me on January 27, 2023, by RALPH DONALD NIEMAN, also known as RALPH D. NIEMAN, and REVA CHRISTINE NIEMAN, also known as REVA C. NIEMAN, a married couple.



Maureen A. Gronstal  
(Print Name Maureen A. Gronstal)

Notary Public in and for said State