

Recorded: 3/19/2024 at 11:48:13.0 AM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.69
Combined Fee: \$40.69
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 605

Prepared by Travis J. Schroeder: Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Charles J. and Paula K. Wilgenbusch: 2557 140th Ave., Ryan, IA 52330

CORRECTIVE SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **CHARLES J. WILGENBUSCH** also known as Charles Wilgenbusch and **PAULA K. WILGENBUSCH** also known as Paula Wilgenbusch, husband and wife, do hereby convey an undivided one-half interest to **CHARLES J. WILGENBUSCH** and **PAULA K. WILGENBUSCH**, AS CO-TRUSTEES OF THE **CHARLES J. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024**, as it may be amended from time to time, and an undivided one-half interest to **PAULA K. WILGENBUSCH** and **CHARLES J. WILGENBUSCH**, AS CO-TRUSTEES OF THE **PAULA K. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024**, as it may be amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

together with and subject to easements, covenants, conditions and restrictions of record.

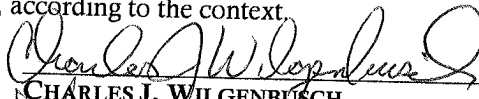
Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

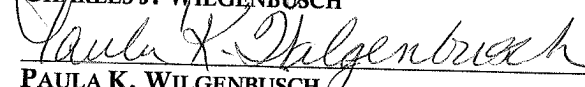
This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

This deed is without additional consideration and corrects the legal description in the Special Warranty Deed recorded on February 20, 2024 in Book 2024 at Page 375 of the records of the Delaware County, Iowa, Recorder, and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(10), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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, 2024

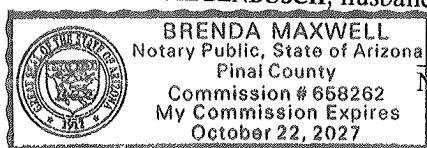


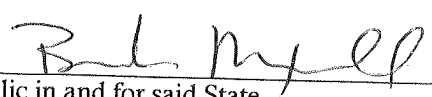
CHARLES J. WILGENBUSCH


PAULA K. WILGENBUSCH

STATE OF IOWA, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on the 15 day of March, 2024, by **CHARLES J. WILGENBUSCH** and **PAULA K. WILGENBUSCH**, husband and wife.





Notary Public in and for said State

EXHIBIT "A"
LEGAL DESCRIPTION

The West One-half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) and the East One-half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Ten (10), Township Eighty-eight (88) North, Range Six (6) West of the Fifth P. M., and the Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Ten (10), Township Eighty-eight (88) North, Range Six (6), West of the Fifth P.M, Delaware County, Iowa;

AND

The South One-half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$), the South Twenty and One-Tenth (20.1) acres of the North One-half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) on the South side of the Railroad, of Section Thirty Five (35); and that part of the East One-half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) lying South of the Dubuque and Sioux City Railroad Right-of-Way, of Section Thirty Four (34); all in Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., except Parcel C part of the $S\frac{1}{2}$ - $NW\frac{1}{4}$ Sec. 35, T89N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 3289;

AND

That part of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Twenty-Two (22), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., described as beginning at the Northeast corner of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of said Section Twenty Two (22), thence South Eight Hundred Seventy Five (875) feet along the East line of said Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), thence West Two Hundred Ninety Two (292) feet, thence North Eight Hundred Seventy Five (875) feet to the North line to the of said Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), thence East Two hundred Ninety Two (292) feet along said North line to the point of beginning. The East line of said Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) is assumed to bear due North and South;

AND

An undivided one-half interest in and to:

Lot Four (4) and that part of Lot Twenty Eight (28) described as commencing at the Northernmost corner of said Lot Four (4) and running thence Westerly along the Northerly line of Lot Four (4) One Hundred Twenty Five (125.0) feet, thence Northerly at right angles to preceding line Thirty (30.0) feet, thence Easterly at right angles to preceding line One Hundred Twenty Five (125.0) feet, thence Southerly at right angles to preceding line Thirty (30.0) feet to the point of beginning, in Stone's First Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 90; same being a part of the South One-half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty Five (25), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa;

AND

An undivided one-half interest in and to:

All lake frontage running to the middle of the Maquoketa River bed with regard to the following described real estate: A portion of Lot 28, Stone's First Addition to Delaware County, Iowa described as: Commencing at the northernmost corner of Lot 4 of "Stone's First Addition to Delaware County, Iowa", a subdivision of parts of the Southeast Quarter of Northwest Quarter and Southwest Quarter of Northwest Quarter of Section 25, Township 88 North, Range 5 West of the 5 P.M., Delaware County, Iowa, according to the plat thereof recorded in Plat Record 2, Page 90 in office of Recorder of Delaware County, Iowa, thence westerly along the boundary of said Lot 4, 125 feet, thence northerly at a right angle of 90° a distance of 30 feet, thence easterly at a right angle of 90° a distance of 125 feet and thence southerly at a right angle of 90° a distance of 30 feet to place of beginning; And Lot 4 of "Stone's First Addition to Delaware County, Iowa", a subdivision of parts of the Southeast Quarter of the Northwest Quarter and Southwest Quarter of Northwest Quarter of Section 25, Township 88 North, Range 5 West of the 5 P.M., according to the plat thereof recorded in Plat Record 2 Page 90 in Office of Recorder, Delaware County, Iowa.