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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Dennis J. Naughton, Attorney, 2410 Grande Ave SE, Cedar Rapids, Iowa 52403 (319) 631-2110

Taxpayer Information: Alan L. & Debra M. Saunders, 3031 190th Ave, Ryan, Iowa 52330

Return Document To: Alan L. & Debra M. Saunders, 3031 190th Ave, Ryan, Iowa 52330

Grantors: Alan L. Saunders & Debra M. Saunders

Grantees: Alan L. Saunders & Debra M. Saunders

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Preparer Information: Dennis J. Naughton, Attorney, 2410 Grande Ave SE, Cedar Rapids, IA 52403

319-631-2110

Name	Address	Telephone
Taxes to be paid by: Alan L. & Debra M. Saunders, 3031 190 th Avenue, Ryan, Iowa 52330		563-920-9051
Return to: Alan L. & Debra M. Saunders, 3031 190 th Avenue, Ryan, Iowa 52330		563-920-9051

CORRECTION WARRANTY DEED --- JOINT TENANCY

For the consideration of Love and Affection and other valuable consideration, Alan L. Saunders and Debra M. Saunders, husband and wife, do hereby Convey to Alan L. Saunders and Debra M. Saunders, 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:

The Northeast Quarter (NE1/4) of Section 16, Township 87 North, Range 5, West of the 5th P.M., except the North 125 feet thereof; And The North 125 feet of the NE1/4 of Section 16, Township 87 North, Range 5, West of the 5th P.M., And The South 125 feet of the SE 1/4 of Section 9. Township 87 North. Range 5, West of the 5th P.M. all in Delaware County, Iowa.

(This Deed is to correct a Warranty Deed dated December 19, 2023 and filed December 19, 2023 in Book 2023, Pte 3169 of the records of Delaware County Recorder, and this transaction is between spouses for consideration of less than \$500 for title purposes only and is exempt from the payment of transfer taxes, the filing of Declaration of Value and Ground Water Hazard Statement pursuant to Exemption 20.)

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.

STATE OF IOWA, DELAWARE COUNTY ss:

Dated

4-19-24

On this 19th day of April, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared Alan L. Saunders and Debra M. Saunders, Husband and Wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Alan L. Saunders
Alan L. Saunders (Grantor)

Debra M. Saunders
Debra M. Saunders (Grantor)

Gail Naughton

Notary Public

