

Recorded: 1/8/2025 at 1:33:23.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 101

Recorded: 11/3/2023 at 8:36:55.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$655.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2742

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
Taxpayer: Joe J. Stutzman and Lena J. Stutzman, 38984 Hilton Rd., Edgewood, IA 52042
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Tel: (319) 334-3704

CORRECTIVE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Justin A. Pillard a/k/a Justin Pillard and Angela Pillard, husband and wife, do hereby Convey to Joe J. Stutzman and Lena J. Stutzman, 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 (NE ¼) of the Northwest Quarter (NW ¼) of Section Fifteen (15), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., according to plat recorded in Book 2015, Page 1062, and including an easement for ingress and egress utilizing the existing access lane from 140th Avenue, to the above-described real estate.

***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.**

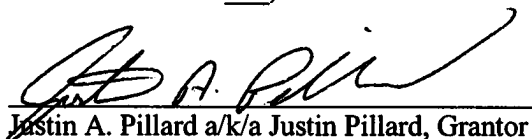
**** Angela Pillard is executing this Deed solely to relinquish her dower interest in the real estate.**

*****This deed is being re-recorded to correct the legal description in Book 2023, Page 2742.**

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.

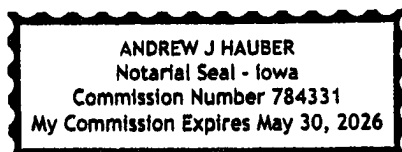
Dated: November 2, 2023.

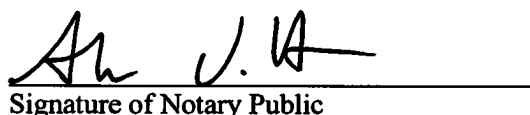

Justin A. Pillard a/k/a Justin Pillard, Grantor


Angela Pillard, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on November 2, 2023 by Justin A. Pillard a/k/a Justin Pillard and Angela Pillard, husband and wife.




Signature of Notary Public