

Recorded: 8/10/2026 at 2:11:59.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2315

Prepared by and return to: George A. Davis, 225 1st Avenue East, Dyersville, Iowa 52040 563-875-9112

AFFIDAVIT REGARDING SCRIVENER'S ERROR

RE: The North Half (N½) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) except the South thirty-six and three-tenths (36.3) feet thereof;

Lot One (1) of the Subdivision of the North five-eighths (N 5/8) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) according to plat recorded in Book 2 Plats, Page 29 except Parcel 2023-18 in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 526;

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

The undersigned, after first being duly sworn on oath, deposes and states as follows:

1. The undersigned was the draft person of a Memorandum of Real Estate Contract, dated October 13, 2023, filed December 19, 2023 in Book 2023, Page 3165 in the Delaware County records and filed December 19, 2023 as Instrument No. 202300011899 in the Dubuque County records.

2. The undersigned was the draft person of a Statement of Escrow Agent, dated October 13, 2023, filed December 19, 2023 in Book 2023, Page 3170 in the Delaware County records and filed December 19, 2023 as Instrument No. 202300011911 in the Dubuque County records.

3. The above-stated Memorandum of Real Estate Contract and Statement of Escrow Agent contained a scrivener's error in the legal description. The original documents contained the following legal description on Exhibit A:

Delaware County:

The South one-half (S½) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW ¼) of Section Thirteen (13);

The Northeast Quarter (NE $\frac{1}{4}$) except Parcel 2023-18 in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 526;

The North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$);

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) except the South thirty-six and three-tenths (36.3) feet thereof;

Lot One (1) of the Subdivision of the North five-eighths (N $\frac{5}{8}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) according to plat recorded in Book 2 Plats, Page 29 except Parcel 2023-18 in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 526;

All in Section Thirteen (13), Township Ninety (90) North, Range Three (3) West of the Fifth P.M., in Delaware County, Iowa,

The South one-half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) except commencing at the Southeast corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and running thence North sixty-two and one-third (62 $\frac{1}{3}$) rods, thence West Seventy-seven (77) rods, thence South Sixty-two and One-third (62 $\frac{1}{3}$) rods, thence East seventy-seven (77) rods to the point of beginning, in Section 13, Township Ninety (90) North, Range Three (3), West of the Fifth P.M.

Tax Parcels

020130003240
020130003210
020130003230
020130003220
020130001400

4. The correct legal description should be as follows:

Delaware County:

The South one-half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirteen (13);

The Northeast Quarter (NE $\frac{1}{4}$) except Parcel 2023-18 in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 526;

The North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$);

~~The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) except the South thirty-six and three-tenths (36.3) feet thereof;~~

~~Lot One (1) of the Subdivision of the North five eighths (N $\frac{5}{8}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) according to plat recorded in Book 2 Plats, Page 29 except Parcel 2023-18 in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 526;~~

All in Section Thirteen (13), Township Ninety (90) North, Range Three (3) West of the Fifth P.M., in Delaware County, Iowa,

The South one-half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) except commencing at the Southeast corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and running thence North sixty-two and one-third (62 $\frac{1}{3}$) rods, thence West Seventy-seven (77) rods, thence South Sixty-two and One-third (62 $\frac{1}{3}$) rods, thence East seventy-seven (77) rods to the point of beginning, in Section 13, Township Ninety (90) North, Range Three (3), West of the Fifth P.M.

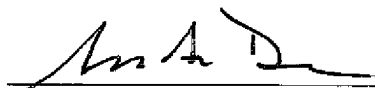
Tax Parcels

020130003240
020130003210
020130003230
020130003220
020130001400

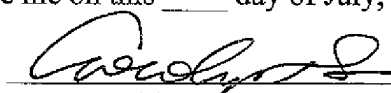
5. That the purpose of this Affidavit is to point out the scrivener's error in the county records.

6. This Affidavit is given upon my own personal information and belief.

Signed this 2nd day of July, 2026.


George A. Davis

This record was acknowledged before me on this 2nd day of July, 2026, by George A. Davis.


Notary Public in and for the State of Iowa

