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Rec Amt \$17.00 Aud Amt \$10.00

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

CORRECTIVE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Avery John Fletcher, 1251 110th Ave, Dundee, Iowa 52038

Return Document To: Avery John Fletcher, 1251 110th Ave, Dundee, Iowa 52038

Grantors: David M. Becker and Joyce Becker

Grantees: Avery John Fletcher

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2026, Page 1429
The legal description contained in the previously recorded warranty deed was incorrect due to a scrivener's error.



CORRECTIVE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, David M. Becker and Joyce Becker, husband and wife, do hereby Convey to Avery John Fletcher, a single person, the following described real estate in Delaware County, Iowa:

All that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seventeen (17) lying West of the road, except the cemetery, and the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and the West thirty (30) rods of the East one-half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and the North twenty six (26) acres of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), all in Section Eighteen (18), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., including Parcel B, Part Of The NE 1/4 - SE 1/4, Sec. 18, & Part Of The NW 1/4 - SW 1/4, Sec. 17, All in T90N, R6W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2003, Page 4563

Grantee shall be prohibited from transferring any interest in this real estate to Martin Krogmann, or his descendants, or any trust or business entity owned in whole or in part by Martin Krogmann or any of his descendants, for a period of twenty-one (21) years from the date of the filing of this document with the county recorder. This restriction is binding upon Avery John Fletcher and his heirs, successors and/or assigns.

This deed is exempt according to Iowa Code 428A.2(10).

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: September 3rd, 2026

David M. Becker, Grantor

Joyce Becker, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 3rd, 2026 by David M. Becker and Joyce Becker, husband and wife.



Signature of Notary Public

