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Carla K. Becker, Auditor
By D. H. Hebrard, Deputy

Book 2017 Page 2847

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

CORRECTIVE

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Matthew G. McQuillen, 301 E. Main St., PO Box 228, Anamosa, IA 52205, Phone: (319) 462-3577

Taxpayer Information: (Name and complete address)
Mark A. and Diane R. Sands, 2480 230th Avenue, Delhi IA 52223

Return Document To: (Name and complete address)
Mark A. and Diane R. Sands, 2480 230th Avenue, Delhi IA 52223

Grantors:
John E. and Lela B. Sands Revocable Trust

Grantees:
Mark A. Sands
Diane R. Sands

Legal description: See page 4 and 5

Document or instrument number of previously recorded documents: 2017-2713

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Mark A. Sands (Trustee) ~~(Co-Trustees)~~ of the John E. and Lela B. Sands Revocable Trust dated March 19, 2002 does hereby convey to Mark A. Sands and Diane R. Sands, 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: See 1 in Addendum

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated 10-13-17

_____

\+ Mark A. Sands

Mark A. Sands
As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

_____

_____

As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

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Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 10-13-2017, by Mark A. Sands

As (Trustee) ~~(Co-Trustee)~~ of the above entitled trust.

Keith A. Kramer
Signature of Notary Public

KEITH A. KRAMER
Commission Number 121093
My Commission Expires
02-19-19.

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

As (Trustee) ~~(Co-Trustee)~~ of the above entitled trust.

_____
Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

_____
Signature of Notary Public

Addendum 1/2

1. The North one-half (N½) of the Northeast Quarter (NE¼) of Section Twelve (12), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M.

   AND

   The Southeast Quarter (SE¼) of Section Eighteen (18), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., in Delaware County, Iowa, except Parcel 2017-59 Part of Lot 1 of the Sub. of The SE¼, & Part of the SE¼ - SE¼ Sec. 18, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 2207.

   AND

   The Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section 20, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, except that portion thereof located within Sands Woodland Addition, part of the North One-half of the Northwest Quarter (N ½ NW ¼) of Said Section 20, according to plat recorded in Book 6, Page 189.

   Also except, Hickory Ridge Addition in Delaware County, Iowa, comprised of Lot 1, Lot 2, Lot 4, Lot 5, Lot 9 and Lot A all in Sands Woodland Addition in Section Twenty (20), Township Eighty-Eight (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2016 Page 44.

   Also except, commencing at the West Quarter corner of said Section 20, and running thence East 430.0 feet along the South line of said Northwest Quarter (NW ¼), thence North 15° 38' East 555.2 feet, thence North 36° 30' East 1,134.4 feet, thence North 47° 52' East 52.7 feet to the point of beginning, said point being on the Westerly line of the road, thence continuing North 47° 52' East 229.14 feet along said Westerly line of the road, thence North 89° 34' West 660.71 feet, thence South 0° 26' West 155.0 feet, thence South 89° 34' East 491.95 feet to the point of beginning.

   Also except that portion described as commencing at the West Quarter corner of said Section 20, and running thence East 430.0 feet along the South line of said Northwest Quarter (NW ¼), thence North 15° 38' East 555.2 feet, thence North 36° 30' East 969.4 feet to an existing iron rod corner marker, which point is the point of beginning, thence North 89° 34' West 355.0 feet, thence North 0° 26' East 169.0 feet, thence South 89° 34' East 491.95 feet to the Westerly line of the road, thence South 47° 52 West 52.7 feet, thence South 36° 30' West 165.0 feet to the point of beginning.

   Also except, the South 238 feet, 4 inches, of the East 288 feet, 8 inches, of the West 790 feet, 3 inches, of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of said Section 20, all being in Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, Subject to roadways and easements of record.

Addendum 2/2

(This Deed is exempt from transfer tax, Declaration of Value reporting and Groundwater Hazard Statement filing pursuant to Iowa Code §428A.2(10) as a deed which, without additional consideration, confirms, corrects, modifies, or supplements a deed previously recorded October 2, 2017 as Instrument #2017-2713.)

(The John E. and Lela B. Sands Revocable Trust is one and the same as the John and Lela Sands Revocable Trust dated March 19, 2002)