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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AMENDMENT AND CORRECTION TO
REAL ESTATE CONTRACT INSTALLMENTS

THE IOWA STATE BAR ASSOCIATION
Official Form No. 142
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Jennifer A. Clemens-Conlon, 2080 Southpark Court, Dubuque, IA 52003, Phone: (563) 582-2926

Taxpayer Information: (Name and complete address)
Brandon James Simon, 8695 Farley Road, Farley, IA 52046

Return Document To: (Name and complete address)
Brandon James Simon, 8695 Farley Road, Farley, IA 52046

Grantors:
Diane L. Freeze

Grantees:
Brandon James Simon

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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AMENDMENT & CORRECTION
TO REAL ESTATE CONTRACT-INSTALLMENTS
FOR DIANE L. FREEZE TO BRANDON JAMES SIMON

IT IS AGREED, on this date, by and between Diane L. Freeze, widowed and not remarried, Contract Seller and Brandon James Simon, Contract Buyer, related to a Real Estate Contract-Installments filed the 26th day of June, 2017 in Book 2017 Page 1727, Document 2017 1727 of the records of Delaware County, Iowa, as follows:

FOR THE MUTUAL CONSIDERATION AS SET FORTH HEREIN AND THEREIN, the sufficiency of which is acknowledged by both parties, the Real Estate Contract-Installments identified herein is amended and corrected as follows to correct the legal description in the original filed as Document No. 2017-1727:

The legal description subject to the Real Estate Contract-Installments is as follows:

> The Northeast Quarter (NE ¼) of Northeast Quarter (NE ¼) of Section Fourteen (14) except that part described as commencing at the Southwest (SW) corner of said Northeast Quarter (NE ¼) of Northeast Quarter (NE ¼) and running thence East five hundred fifty eight (558.0) feet, thence Northwesterly (NWly) in a straight line to a point on the West line of said Northeast Quarter (NE ¼) of Northeast Quarter (NE ¼) which is five hundred thirty five (535.0) feet North of said Southwest (SW) corner, thence South to place of beginning, and that part of the Southeast Quarter (SE ¼) of Northeast Quarter (NE ¼) of Section Fourteen (14) described as commencing at the Northeast (NE) corner of said Southeast Quarter (SE ¼) of Northeast Quarter (NE ¼) and running thence West 13.42 chains to a stake on the West bank of the Maquoketa River, thence (Var. 51°20' East) South 44° East 19.75 chains to a stake on the West bank of said river and on the East line of said quarter quarter, thence North 14.06 chains to place of beginning, and the West one-half (W ½) of Northwest Quarter (NW ¼) of Section Thirteen (13) except railroad right of way, and all that part of the Southeast Quarter (SE ¼) of Northwest Quarter (NW ¼) and of Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Section Thirteen (13) described as beginning at a point 50 links South of the Northwest (NW) corner of said Southeast Quarter (SE ¼) of Northwest Quarter (NW ¼) and running thence East 28.30 chains on a line parallel with the North line of said Southeast Quarter (SE ¼) of Northwest Quarter (NW ¼) and Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼), thence (Var.6°6')

South 16° East 10.05 chains, thence South 41° East 5.10 chains, thence South 27° West 5.66 chains, thence North 64° West 10.73 chains, thence North 74° West 2.77 chains, thence North 82° West 3.82 chains, thence North 84° West 4.70 chains, thence North 72° West 2.55 chains, thence North 60° West 2.85 chains, thence North 47° West 4.48 chains, thence North 35° West 5.34 chains, thence North 2.47 chains to point of beginning, except railroad right of way, and all that part of the Southeast Quarter (SE ¼) of Northwest Quarter (NW ¼) of Section Thirteen (13) lying South of railroad right of way, and that part of the Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Section Thirteen (13) described as beginning at the center of said Section (Var. 6°12' East), and running thence East along the South line of said Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) 9.40 chains, thence North 32°50' East 59 links, thence in a Northwesterly (NWly) direction along the South line of right of way of Chicago, Milwaukee & St. Paul Railroad Company to a point 4.91½ chains North of place of beginning, thence South to place of beginning, all in Township Eighty Seven (87) North, Range Four (4), West of the Fifth (5th) P.M. except that part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirteen (13) described as commencing at the Northwest corner of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and running thence East two hundred fifty seven and one-tenth (257.1) feet along the North line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), thence South thirty three (33) feet to the point of beginning, thence South 3° 22' East two hundred sixty two and one-tenth (262.1) feet, thence North 86° 38' East one hundred sixty six (166) feet, thence South 65° 43' 20" East sixty three and seven-tenths (63.7) feet, thence North 88° 59' 20" East ninety nine and eight-tenths (99.8) feet, thence North 14° 44' West two hundred eighty five and seven-tenths (285.7) feet along the West right-of-way line of Iowa Highway No. 38, thence West two hundred sixty six and three-tenths (266.3) feet to the point of beginning; also that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Fourteen (14), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M. described as commencing on the North line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) one hundred forty (140) feet West of the Northeast corner of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), running thence East to the Northeast corner of said Northwest Quarter (NW ¼) of

the Northeast Quarter (NE ¼), thence South six hundred eight (608) feet, thence Northwesterly to the point of beginning.

And

The abandoned railroad right of way lying across the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and that part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), lying outside of the incorporated city of Hopkinton, Iowa, all in Section Thirteen (13), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M.,

And

Also .95 acre of land described as Commencing on the North line of the Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) of Section 14, Township 87 North, Range 4, West of the 5th p.m. 140 feet West of Northeast corner of said 40-acre tract, running thence East to the Northeast corner of said 40-acre tract, thence South 608 feet, thence Northeasterly in a straight line to place of beginning,

Dated: 1/6/2020

CONTRACT SELLER:

Diane L. Freeze

Diane L. Freeze

CONTRACT BUYER:

Brandon James Simon

STATE OF IOWA)
) ss:
DUBUQUE COUNTY)

On this 19th day of December, ~~2018~~ 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Diane L. Freeze, widowed and not remarried, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Mikaela K Boss

Notary Public in and for said State

NOTARIAL SEAL IOWA
MIKAELA K. BOSS
Commission Number 788660
My Commission Expires
2/24/21

the Northeast Quarter (NE ¼), thence South six hundred eight (608) feet, thence Northwesterly to the point of beginning.

And

The abandoned railroad right of way lying across the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and that part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), lying outside of the incorporated city of Hopkinton, Iowa, all in Section Thirteen (13), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M.,

And

Also .95 acre of land described as Commencing on the North line of the Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) of Section 14, Township 87 North, Range 4, West of the 5th p.m. 140 feet West of Northeast corner of said 40-acre tract, running thence East to the Northeast corner of said 40-acre tract, thence South 608 feet, thence Northeasterly in a straight line to place of beginning,

Dated: see attached

CONTRACT SELLER:

Diane L. Freeze

Diane L. Freeze

CONTRACT BUYER:

Brandon James Simon

STATE OF IOWA)
) ss:
DUBUQUE COUNTY)

On this 19th day of December, ~~2018~~ 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Diane L. Freeze, widowed and not remarried, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

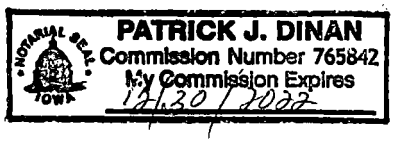
Mikaela K Boss

Notary Public in and for said State

NOTARIAL SEAL IOWA
MIKAELA K. BOSS
Commission Number 788660
My Commission Expires
2/24/21

STATE OF IOWA)
) ss:
DUBUQUE COUNTY)

On this 6th day of January, ~~2018~~ 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brandon James Simon, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



Notary Public in and for said State

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