Recorded: 6/4/2020 at 2:17:08.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.41
Combined Fee: $25.41
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1803

CORRECTIVE
CORPORATE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Mark R. Van Heukelom, Bradley & Riley PC, 2007 First Ave. SE, Cedar Rapids, IA 52406
Phone: (319) 363-0101

Taxpayer Information:
HWMRE 1, LLC, 22140 261st Street, Delhi, IA 52223

Return Document To:
Peter D. Arling, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, Iowa 52001

Grantor:
Hartwick Marina, Inc.

Grantee:
HWMRE 1, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2020/Page 1655

CORRECTIVE
CORPORATE WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable consideration, Hartwick Marina, Inc., an Iowa corporation, does hereby Convey to HWMRE 1, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

Lot Two (2) of Hartwick Lake Club North Fifth Subdivision, (Part of the SW ¼ Fr. SW ¼, Part of Lot 4 of Hartwick Lake Club North Third Subdivision) Sec. 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 644, subject to easements, restrictions, and reservations of record.

also Lot Four (4) of Hartwick Lake Club North Sixth Subdivision, (a Subdivision of Lot 1 of Hartwick Lake Club North Fifth Subdivision, Part of the SW ¼ Fr. SW ¼) of Sec. 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 239, subject to easements, restrictions, and reservations of record.

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

This Corrective Corporate Warranty Deed is given to correct the form of deed, legal description and stated capacity of the officer who executed the Warranty Deed previously recorded on May 28, 2020 in Book 2020 at Page 1655 in the records of the Delaware County, Iowa Recorder, from Manager to President.

The Corporation hereby covenants with grantee, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: June 4, 2020

Hartwick Marina, Inc., Grantor

By: _____
Christopher G. Stender, its President

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on June 4, 2020 by Christopher G. Stender, as President of Hartwick Marina, Inc.

_____
Signature of Notary Public

LARRY R. HILLERS
Commission Number 004824
My Commission Expires
April 07, 2023