Recorded: 9/29/2025 at 3:46:10.0 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: 2025 PG: 2601

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Jon M McCright, PO Box 2457 Cedar Rapids, Iowa 52403
Phone: (319) 365-9101

Taxpayer Information: (Name and complete address)
Keith and Patsy Peyton, 1802 Maple Way, Coggon, IA 52218

Return Document To: (Name and complete address)
Jon M McCright, PO Box 2457 Cedar Rapids, Iowa 52403

Grantors:
Keith F. Peyton
Patsy J. Peyton

Grantees:
Keith and Patsy Peyton Joint Revocable Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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CORRECTIVE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Keith F. Peyton and Patsy J. Peyton, husband and wife do hereby Convey to Keith F. and Patsy J. Peyton Joint Revocable Trust dated the 20th day of October, 2021, the following described real estate in Delaware County, Iowa: This deed is exempt according to Iowa Code 428A.2(21). See attached legal description(s).

This Warranty deed is being recorded to correct the legal description in the Warranty deed previously recorded in Book 2021 Page 3581, in the Delaware County Recorders office.

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 on 10-20-2021.

Keith F. Peyton (Grantor)

Patsy J. Peyton (Grantor)

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on 10-20-2021, by Keith F. Peyton and Patsy J. Peyton, husband and wife.

ROBERTA A. McCRIGHT
Commission Number 160802
My Commission Expires

Signature of Notary Public

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DELAWARE COUNTY REAL ESTATE DESCRIPTION

The Southeast Quarter (SE ¼) of Section Thirty Four (34), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., except the railroad right of way; and except that part described as commencing at the Southeast corner of said Section, thence West five hundred forty seven and seventy eight hundredths (547.78) feet along the South line of said Section to the point of beginning, thence North 0°45'00" East two hundred fifty one and fifty four hundredths (251.54) feet, thence North 89°45'20" West two hundred seventy one and thirty three hundredths (271.33) feet along an existing fence line, thence South 0°02'30" West two hundred fifty two and sixty seven hundredths (252.67) feet along an existing fence line, thence East two hundred sixty eight and twenty two hundredths (268.22) feet along the South line of said Section to the point of beginning. The South line of the Southeast Quarter (SE ¼) of said Section Thirty Four (34) is assumed to bear due East and West;

AND INCLUDING THE FOLLOWING:

Parcel A - being a part of the SE ¼ of Section 34-T87N-R6W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 201;

Further excepting Parcel F, a part of the SE ¼ of Section 34-T87N-R6W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2002, Page 1153. Further excepting therefrom the following:

Parcel 2018-30 in the SE 1/4 of Section 34-T87N-R6W Delaware County, Iowa, according to the plat recorded in Book 2018, Page 1192