



Document 2019 472

Book 2019 Page 472 Type 03 001 Pages 5

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



CORRECTED
TRUSTEE SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 108

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Claire B. Patin, 106 East Salem Ave, PO Box 215, Indianola, IA 50125

Phone: (515) 961-2574

Taxpayer Information: (Name and complete address)

Yare, LLC

PO Box 1150, Hudson, New York 12534

Return Document To: (Name and complete address)

Claire B. Patin, 106 East Salem Ave, PO Box 215, Indianola, IA 50125

Grantors:

Stephen F. Breimer

Trustee of the Survivor's Trust

under the Philip and Patricia Barry

Family Trust dated May 6, 1998

Grantees:

Yare, LLC

This Deed is to correct the legal description for Trustee Special Warranty Deed recorded November 19, 2018 in Book 2018, Page 3756.

Legal description: See Pages 4-5

Document or instrument number of previously recorded documents:



CORRECTED
TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Stephen F. Breimer (Trustee) (~~Co-Trustees~~) of the Survivor's Trust under the Philip and Patricia Barry Family Trust dated May 6, 1998 does hereby convey to Yare, LLC, a New York limited liability company, the following described real estate in Madison County, Iowa:

See Addendum

Subject to easements and covenants of record

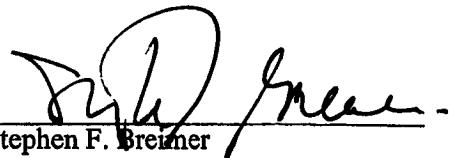
No actual consideration

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 February 1, 2019.


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

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

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On February 1, 2019 before me, Lisa Beth Summerfield, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Stephen F. Breimer
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

ADDENDUM

An undivided $\frac{1}{2}$ interest in the following:

Land in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa:

The Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, EXCEPT a tract described as follows: Commencing at the Southwest corner of said 40 acre tract, and running thence North 71 rods, thence East 20 feet, thence South 71 rods, thence West 20 feet to the place of beginning.

Land in Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa:

The South Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); AND the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying West of CHP71 Clark Tower Rd (formerly the old abandoned public Highway 169) EXCEPT that part deeded to Madison County, Iowa set forth in Warranty Deed recorded on May 25, 1979 in Book 109, Page 25 AND

The South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) West of CHP71 Clark Tower Rd (formerly the old abandoned public Highway 169) except that part of the old abandoned public highway right-of-way lying South of 230th Lane

EXCEPT that part deeded to Madison County, Iowa set forth in Warranty Deed recorded on May 25, 1979 in Book 109, Page 25

EXCEPT the parcel of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section 6, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa described in the Retracement Survey recorded January 28, 2011 in Book 2011, Page 314

EXCEPT that part of Parcels "A" and "B" located in the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section 6, Township 75 North, Range 27 West of the 5th P.M. described in Plat of Survey recorded February 7, 1977 in Book 106, Page 365

Land in Section Seven (7), Township Seventy-five (75) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa:

Parcels "K", "L", "M", "N", & "P" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of Section 7, Township 75 North, Range 27 West of the 5th P.M. described in Plat of Survey recorded April 16, 2018 in Book 2018, Page 1162

AND

Commencing at a point on the North line of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section 7, which is 665 feet West of the Northeast corner thereof, and running thence South, 33°40', West, 603.2 feet, thence South 33°32' West 294.6 feet, thence North 8°30' East 627.0 feet thence North 53°24' East 209.0 feet to the North line of said Forty (40) acre tract, thence East on said North line 241.0 feet to the point of beginning

AND

The Northwest Quarter (¼) Northwest Quarter (¼) of Section 7 EXCEPT Parcel "D" described in Plat of Survey recorded September 28, 2012 in Book 2012, Page 2921; EXCEPT Parcel "G" described in Plat of Survey recorded September 28, 2012 in Book 2012, Page 2920; AND EXCEPT Parcels "K", "L", "M", "N", & "P" located in the Northwest Fractional Quarter (¼) of Section 7, Township 75 North, Range 27 West of the 5th P.M. described in Plat of Survey recorded April 16, 2018 in Book 2018, Page 1162

AND

The Northeast Quarter (¼) Northwest Quarter (¼) of Section 7 lying West of 230th Lane EXCEPT that part of Parcels "A" and "B" located in Section 7 described in Plat of Survey recorded February 7, 1977 in Book 106, Page 365

Land in Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa:

Parcel "H" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section 12, Township 75 North, Range 28 West of the 5th P.M. described in Plat of Survey recorded September 28, 2012 in Book 2012, Page 2922

AND

The East Half (½) of the Northeast Quarter (¼) of the Northeast Quarter (¼); AND the Northwest Quarter (¼) of the Northeast Quarter (¼), subject to public highway