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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Bradley T. Boffeli, 880 Locust Street, Suite 108, Dubuque, IA 52001, Phone: (563) 690-1495

Taxpayer Information: (name and complete address)
Stephen M. Clifford 129 Fox St., Cascade, IA 52033

Return Document To: (name and complete address)
~~Return Address~~ Bradley T. Boffeli, 880 Locust St. Ste 108, Dubuque, IA 52001

Grantors:
Stephen M. Clifford

Grantees:
Manternach Properties, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2012 at Page 3790

SPECIAL WARRANTY DEED

For the consideration of $300,000.00 Dollar(s) and other valuable consideration, Stephen M. Clifford do hereby Convey to Mantemach Properties, L.L.C. the following described real estate in Delaware County County, Iowa:

The South one-half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Twelve (12) in Township Eighty Seven (87) North, Range Three (3), West of the 5th P.M., and Parcel 2013-38 part of the NW 1/4 of the NE 1/4 of the SE 1/4 of the NE 1/4 of the NW 1/4 all of Section 13, Township Eighty Seven (87) North, Range Three (3), West of the 5th P.M., in Delaware County, Iowa. * and part

RECORDED IN BOOK 2013-1598

Grantors do 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 them, 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.

Said deed being given in partial fulfillment of a real estate contract dated January 5, 2012, and filed for record January 6, 2012, in Book 2012 at Page 72 in the office of the Delaware County Recorder.

Dated: 24 May 2013

Stephen M. Clifford

STATE OF **FLORIDA**, COUNTY OF ST JOHNS

This instrument was acknowledged before me on 24 May 2013, by me, a notary public for the State of ~~Iowa~~ FLORIDA.

Theresa A. McCahill, Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Theresa A. McCahill
Commission # DD924171
Expires: SEP. 10, 2013
BONDED THRU ATLANTIC BONDING CO., INC.