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Carla K. Becher, Auditor
By P. Hildebrand, Deputy

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #105
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George A. Davis, 202 2nd Avenue NW, Box 7, Farley, IA 52046, Phone: (563) 744-3359

Taxpayer Information: (Name and complete address)
Sharon Bonert, 1885 300th Avenue, Earlville, IA 52041

Return Document To: (Name and complete address)
Marc Casey, Casey Law Office, 129 1st Avenue E., Dyersville, IA 52040

Grantors:
Julie Bagby
Michael Bagby
Angie Schmuecker

Grantees:
Sharon K. Bonert

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 105	George A. Davis	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

SPECIAL WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Julie Bagby and Michael Bagby, wife and husband, and Angie Schmuecker, single, do hereby Convey to Sharon K. Bonert, single, the following described real estate in Delaware County, Iowa:

The East One-Half (E1/2) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., except Parcel B, Parcel C & Parcel D Part Of The Northeast Quarter (NE1/4) Of The Northeast Quarter (NE1/4) In Section Twenty (20), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2002, Page 3187.

This deed is given in consummation of a Real Estate Contract - Installments entered into by Arthur C. Schmuecker, widowed and not remarried, Seller, and Ronald W. Bonert, Buyer, dated July 8, 2003 and filed January 26, 2004 in Book 2004, Page 233, and assigned by the Estate of Arthur C. Schmuecker to Angie Schmuecker and Julie Bagby by Assignment dated July 20, 2006 and filed October 13, 2006 in Book 2006, Page 3703, all of the records of Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(1).

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.

Dated: 10/30/2013

Julie Bagby (Grantor)

Angie Schmuecker (Grantor)

Michael Bagby (Grantor)

(Grantor)

STATE OF ~~IOWA~~ WASHINGTON, COUNTY OF KING

This record was acknowledged before me this 30TH day of OCTOBER, 2013 by Julie Bagby and Michael Bagby, ~~wife and husband~~.

TAMMY N. NGUYEN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
10-01-17

Signature of Notary Public

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STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 29th day of October, 2013, by Angie Schmuecker, single,.

MARILYN FORTMANN
Iowa Notarial Seal
Commission Number: 142041
My Commission Expires: 01/08/2014

Marilyn Fortmann
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____, by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____, by _____.

_____
Signature of Notary Public