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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 23rd day
of March AD 2015
Carla K. Becker Auditor
By P. Hildebrant Deputy

SPECIAL WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Douglas E. Steger, 2437 245th Street, Delhi, Iowa 52223

Return Document To: (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040

Grantors:
Bruce G. Freeman

Grantees:
Douglas E. Steger

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 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, Bruce G. Freeman, single

do hereby Convey to Douglas E. Steger

the following described real estate in Delaware County, Iowa:
Lot Six Hundred Twenty (620), Manchester, Iowa, according to Plat recorded in Book I, L.D., Pages 284-285, subject to easements of record

This Deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated January 13, 2010, and filed for record on January 15, 2010, in Book 2010, Page 155. Grantor warrants the title against the claims of all persons whomsoever arising on or before January 13, 2010, and against the lawful claims of all persons claiming by, through or under me since January 13, 2010.

Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 - deed given in consummation of a previously recorded contract.

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: March 17, 2015

Bruce G. Freeman
Bruce G. Freeman (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 17th day of March, 2015, by Bruce G. Freeman, a single person.

TERRIE L. ELLEDGE
Commission Number 115688
My Commission Expires
September 15, 2016

Terrie L. Elledge
Signature of Notary Public

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