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Book 2015 Page 1388

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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 Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Patrick C. and Carolyn L. Maloney, 1745 220th Avenue, Manchester, Iowa 52057

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

Grantors:
Phyllis M. Helmrichs
Carolyn Maloney
Patrick C. Maloney
Lori Hanson
Curtis Hanson
a/k/a Carolyn L. Maloney

Grantees:
Patrick C. Maloney
Carolyn L. Maloney

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 Eighty One Thousand One Hundred ($81,100) Dollar(s) and other valuable consideration, Phyllis M. Helmrichs, widowed and not remarried, by Lori Hanson POA; Carolyn ** Maloney and Patrick C. Maloney, wife and husband and Lori Hanson and Curtis Hanson, wife and husband do hereby Convey to Patrick C. Maloney and Carolyn L. Maloney, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

Parcel 2015-25, Part of the SW 1/4 SW 1/4 of Section 12, T89N, R6W (Coffins Grove TWP) of the 5th P.M., in Delaware County, Iowa, according to plat recorded in Book 2015, Page 932

a/k/a Carolyn L. Maloney

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: 5-27-15

Phyllis M. Helmrichs by Lori Hanson POA
Phyllis M. Helmrichs (Grantor)

Patrick C. Maloney
Patrick C. Maloney (Grantor)

Carolyn Maloney
Carolyn Maloney (Grantor)
a/k/a Carolyn L. Maloney

Lori Hanson
Lori Hanson (Grantor)

Curtis Hanson
Curtis Hanson

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 27th day of May, 2015, by Phyllis M. Helmrichs, widowed and not remarried by Lori Hanson, POA.

Laurie A. Wiskus
Signature of Notary Public

LAURIE A. WISKUS
Commission Number 742053
My Commission Expires
8-2-2015

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STATE OF MISSISSIPPI, COUNTY OF DUBUQUE

This record was acknowledged before me this 27th day of May, 2015,

by Carolyn Maloney and Patrick C. Maloney, husband and wife

a/k/a Carolyn L. Maloney

Terrie L. Elledge

Signature of Notary Public

TERRIE L. ELLEDGE
Commission Number 115688
My Commission Expires
September 15, 2015

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 27th day of May, 2015,

by Lori Hanson and Curtis Hanson, wife and husband

Laurie A. Wiskus

Signature of Notary Public

LAURIE A. WISKUS
Commission Number 742053
My Commission Expires
8-2-2015

STATE OF _____, COUNTY OF _____

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

by _____.

_____

Signature of Notary Public

ADDENDUM

This deed is given in partial consummation of the terms of a Real Estate Contract between the Estate of Helen L. Annis, deceased to Patrick D. Maloney and Carolyn L. Maloney, dated December 23, 2002, and filed for record on December 31, 2002, in Book 2002, Page 4991 of the records of Delaware County, Iowa. The Seller's interest in the Contract was assigned to Phyllis M. Helmrichs, Carolyn Maloney and Lori Hanson per Assignment of Contract from Helen L. Annis Estate dated January 15, 2003, and filed January 15, 2003, in Book 2003, Page 232, of the records of Delaware County, Iowa. Grantors warrant the title against the claims of all persons whomsoever arising on or before December 23, 2002, and against the lawful claims of all persons claiming by, through or under us since December 23, 2002.

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