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Book 2015 Page 2398

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Revenue Stamps Collected Bk 2015 Page 2396

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 and Patricia Steger, 2437 245th Street, Delhi, Iowa 52223

Return Document To: (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Grantors:
Terry Steger
Joan Steger

Grantees:
Douglas E. Steger
Patricia M. Steger

Legal description: See Page 2 3

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, Terry Steger and Joan Steger, husband and wife

do hereby Convey to Douglas E. Steger and Patricia M. Steger, 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:
our one-fourth interest in: See 1 in Addendum

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: 4-8-15

Terry L. Steger
Terry Steger (Grantor)

(Grantor)

Joan Steger (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF _____

This record was acknowledged before me this 8th day of April, 2015, by Terry Steger and Joan Steger, husband and wife.

Signature of Notary Public

GEORGE A. DAVIS
Commission Number 199715
My Commission Expires
December 17, 2016

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Addendum

1. Parcel 2013-67, Part of the NW 1/4 of the SW 1/4 and Lots 7, 8, 9, 10, 11 of Doolittle Addition; Parcel 2013-68, Part of the NE 1/4 of the SW 1/4; All in Section 16, T88N, R4W of the Fifth Principal Meridian according to plat recorded in Book 2013, Page 2631 AND East Ninety Nine and Seven-Tenths (99.7) feet of Out Lots One (1), Twelve (12), Thirteen (13), Twenty Four (24) and Twenty Five (25), Delhi, Iowa, according to plat recorded in Book A.L.D., Page 238

This Deed is given in consummation of the terms of a Real Esate Contract between Walter F. Steger, a single person and Douglas E. Steger and Patricia Steger, husband and wife, dated September 12, 2013, and filed for record on October 1, 2013, in Book 2013, Page 3134. This Contract was assigned through an Assignment of Interest which gave a one-fourth interest each in the above stated Real Estate Contract to Doug Steger, Jane Bonert, Diane Sensibaugh and Terry Steger dated **April 8, 2015**, 2014 and filed for record on **June 22, 2015** in Book 2015 Page **1584**. Grantors warrant the title against the claims of all persons whomsoever arising on or before September 12, 2013, and against the lawful claims of all persons claiming by, through or under us or either of us since September 12, 2013.

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