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Book 2015 Page 3219

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Daneen Schindler, 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)
Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001, Phone: (563) 582-7980

Taxpayer Information: (Name and complete address)
Joseph G. Wessels and Kathy Wessels and Gary G. Wessels and Lori Wessels c/o 3175 218th Street, Earlville, IA 52041

Return Document To: (Name and complete address)
Joseph G. Wessels and Kathy Wessels and Gary G. Wessels and Lori Wessels c/o 3175 218th Street, Earlville, IA 52041

Grantors:
Virgil L. Gaul
Helen C. Gaul

Grantees:
Joseph G. Wessels
Kathy Wessels
Gary G. Wessels
Lori Wessels

Legal description: See Page ~~XX~~ 3

Document or instrument number of previously recorded documents:
Book 2002, Page 2613

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THE IOWA STATE BAR ASSOCIATION Official Form No. 105	Brian J. Kane	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, Virgil L. Gaul and Helen C. Gaul, husband and wife,

do hereby Convey to Joseph G. Wessels and Kathy Wessels, husband and wife, and Gary G. Wessels and Lori Wessels, husband and wife,

the following described real estate in Delaware County, Iowa:

See 1 in Addendum

This Special Warranty Deed is given in consummation of that certain Real Estate Contract dated July 9, 2002, and recorded in the office of the Recorder of Delaware County on July 17, 2002, in Book 2002, Page 2613. Grantors warrant the title to the above described property as to all persons whose claims arise prior to July 9, 2002, and against the claims of all persons claiming by, through or under the undersigned subsequent to July 9, 2002.

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: Mar 13, '15

Virgil L. Gaul (Grantor)

(Grantor)

Helen C. Gaul (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 13th day of March, 2015, by Virgil L. Gaul and Helen C. Gaul, husband and wife.

NOTARIAL SEAL IOWA

ANGELA DEMMER
Commission Number 732857
MY COMMISSION EXPIRES
2/18/17

Signature of Notary Public

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Addendum

1. That part of the East one-half (E1/2) of the Northwest Quarter (NW1/4) of Section Thirty Three (33) lying South of the Railroad right-of-way, and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., subject to highways and easements of record.
   That part of the East one-half (E1/2) of the Northeast Quarter (NE1/4) of Section Thirty Two (32) lying South of the Railroad right-of-way, and that part of the West one-half (W1/2) of the Northwest Quarter (NW1/4) of Section Thirty Three (33), lying South of the Railroad right-of-way, all in Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., subject to highways and easements of record.