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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 10th day
of December AD 2015
Carla H. Bacher Auditor
By T. Hildebrand Deputy

SPECIAL WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Guy P. Booth, 425 2nd St. SE, Suite 1010, Cedar Rapids, IA 52401, Phone: (319) 366-7795

Taxpayer Information: (Name and complete address)
Clifford C. Brown and Ruth A. Ipsan-Brown, 421 4th Ave. SW, Mount Vernon, IA 52314

Return Document To: (Name and complete address)
Guy P. Booth, 425 2nd St. SE, Suite 1010, Cedar Rapids, IA 52401

Grantors:
Craig A. Kerns
Adelaide E. Kerns

Grantees:
Clifford C. Brown
Ruth A. Ipsan-Brown

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	Guy P. Booth	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Craig A. Kerns and Adelaide E. Kerns, husband and wife

do hereby Convey to Clifford C. Brown and Ruth A. Ipsan-Brown, 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 EE, all in Parcel BB in Section 25, T88N, R5W of the Fifth P.M., Delaware County, Iowa, Plat of Survey filed 12/24/02 in Book 2002 at Page 4905 of the records of the Delaware County Recorder.

This Special Warranty Deed conveys the Grantors' right, title and interest in and to the above-described real estate, as well as a Real Estate Installment Contract dated June 10, 2006, recorded August 23, 2006 in Book 2006 at Page 3081 of the records of the Delaware County Recorder. This deed cancels the real estate contract between the parties.

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: 10/16/15

Craig A. Kerns (Grantor) _____ (Grantor)

Adelaide E. Kerns (Grantor) _____ (Grantor)

STATE OF IOWA, COUNTY OF Blackhawk

This record was acknowledged before me this 16 day of October, 2015, by Craig A. Kerns and Adelaide E. Kerns, husband and wife.

Signature of Notary Public

SHERRY K HORNUNG
COMMISSION NO.789387
MY COMMISSION EXPIRES
APRIL 6, 2018

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COMMISSION NO.789387
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