Book 2016 Page 76

Document 2016 76 Type 03 001 Pages 2
Date 1/11/2016 Time 12:56:02PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $1,887.20
Rev Stamp# 9 DOV# 7

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 12th day
of January AD 2016
Carla K. Bracker, Auditor
By R. Hildebrand, 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)
Nicholas J. and Emily A. Knepper, 2570 - 300th Avenue, Hopkinton, Iowa 52237

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

Grantors:
Russell L. Jaeger
Patricia M. Jaeger

Grantees:
Nicholas J. Knepper
Emily A. Knepper

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2005
IOWADOCS®

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, Russell L. Jaeger and Patricia M Jaeger, husband and wife

do hereby Convey to Nicholas J. Knepper and Emily A. Knepper, 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:

The Southeast Quarter (SE 1/4), and the East one-half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M., subject to easements of record

This deed is given in consummation of the terms of a Real Estate Contract which was dated May 14, 2015, and filed for record per a Memorandum of Real Estate Contract dated May 14, 2015, and filed for record on June 1, 2015, in Book 2015, Page 1334. Grantors warrant the title against the claims of all persons whomsoever arising on or before May 14, 2015, and against the lawful claims of all persons claiming by, through or under us or either of us since May 14, 2015.

~~Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #~~ ~~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: May 14, 2015

Russell L. Jaeger (Grantor)

Russell L. Jaeger

(Grantor)

Patricia M. Jaeger (Grantor)

Patricia M. Jaeger

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 14 day of May, 2015, by Russell L. Jaeger and Patricia M. Jaeger, husband and wife.

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

Signature of Notary Public

© The Iowa State Bar Association 2013
IOWADOCS®