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Cedar Boesker, Auditor
By D. Hilliard, Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
D. FLINT DRAKE, 300 MAIN STREET, SUITE 323, DUBUQUE, IA 52001,
Phone: (563) 582-2000

Taxpayer Information: (name and complete address)
GARY WESSELS, 2193 332ND AVENUE, DYERSVILLE, IA 52040

Return Document To: (name and complete address)
GARY WESSELS, 2193 332ND AVENUE, DYERSVILLE, IA 52040

Grantors:
GARY G. WESSELS, LORI WESSELS, JOE G. WESSELS and KATHY WESSELS

Grantees:
GARY G. WESSELS & LORI WESSELS

Legal Description: See Page 2

Document or instrument number of previously recorded documents

D. FLINT DRAKE, Attorney

SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 ($10.00) Dollars and other valuable consideration, GARY G. WESSELS and LORI WESSELS, husband and wife, JOE G. WESSELS and KATHY WESSELS, husband and wife, do hereby Convey to GARY G. WESSELS & LORI WESSELS, 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:

SEE ATTACHED.

This Special Warranty Deed is given in consummation of that certain Installment Real Estate Contract dated November 29, 2002, between CHRIS G. WESSELS & ANN WESSELS, husband and wife, GARY G. WESSELS & LORI WESSELS, husband and wife, and JOE G. WESSELS and KATHY WESSELS, husband and wife, as Sellers, and GARY G. WESSELS & LORI WESSELS, husband and wife, as Buyers, and filed with the Delaware County Recorder on January 16, 2003, in Book 2003, Page 266. The interest of CHRIS G. WESSELS & ANN WESSELS was assigned to JOE G. WESSELS and KATHY WESSELS.

Grantors warrant the title to the above described property as to all persons whose claims arise prior to NOVEMBER 29, 2002, and against the claims of all persons claiming by, through or under the undersigned subsequent to NOVEMBER 29, 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: MARCH 9, 2016

Gary G Wessels

GARY G. WESSELS

Lori Wessels

LORI WESSELS

Joseph G. Wessels

JOE G. WESSELS

Kathy Wessels

KATHY WESSELS

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 4 day of April, 2016, by GARY G. WESSELS & LORI WESSELS, husband and wife.

JOAN M STEGER
Commission Number 777752
My Commission Expires
4-2-2019

Joan M Steger
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 9th day of March, 2016, by JOE G. WESSELS & KATHY WESSELS, husband and wife.

Donna M. Busch
Signature of Notary Public

DONNA MARIE BUSCH
Iowa Notarial Seal
Commission No. 160578
My Commission Expires May 16, 2018

The East One-half (E ½) of the Northwest Quarter (NW ¼) of said Section Thirty-three (33) lying South of the railroad right-of-way; ~~of said Section Thirty-three (33),~~ all being in Township Eighty-nine North (T89N), Range Three West (R3W) of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record

AND

Parcel B in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 33, Township 89 North, Range 3 West of the 5th P.M., in Delaware County, Iowa per Plat recorded on December 24th, 2002 per Book 2002, Page 4907