Book 2016 Page 1550

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 20th day
of June AD 2016
Carla K. Becker Auditor
By P. Hildebrand Deputy

Gary + Lori Wessels
2193 332nd Ave
Manchester IA 52040

# 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)
CHRIS G. WESSELS, 3055 218th St. Earlville, IA 52041

**Return Document To:** (name and complete address)
CHRIS G. WESSELS, 3055 218th St. Earlville IA 52040

**Grantors:**
GARY G. WESSELS and LORI WESSELS

**Grantees:**
CHRIS G. WESSELS & ANN 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, do hereby Convey to **CHRIS G. WESSELS** and **ANN WESSELS,** husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, our interest in the following described real estate in DELAWARE County, Iowa:

Parcel A 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 filed on December 24, 2002 in Book 2002, Page 4907.

JW removing our interest

This Special Warranty Deed is given in partial 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 JOSEPH G. WESSELS and KATHY WESSELS, husband and wife, as Sellers, and CHRIS G. WESSELS & ANN WESSELS, husband and wife, as Buyers, and filed with the Delaware County Recorder on January 16, 2003, in Book 2003, Page 267.

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.

Exemption #21

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: June 15, 2016

Gary G Wessels
GARY G. WESSELS

Lori Wessels
LORI WESSELS

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me this 15 day of June, 2015, by GARY G. WESSELS & LORI WESSELS, husband and wife.

Karen Bries
Signature of Notary Public

KAREN BRIES
Commission Number 703697
My Commission Expires
June 16, 2018