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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)
Todd J. Locher, 202 2nd Avenue NW, Farley, IA 52046, Phone: (563) 744-3359

Taxpayer Information: (Name and complete address)
Patrick Mensen, 1429 310th Avenue, New Vienna, IA 52065

Return Document To: (Name and complete address)
Todd J. Locher, 202 2nd Avenue NW, Farley, IA 52046

Grantors:
Laverne F. Mensen

Grantees:
Patrick L. Mensen

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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SPECIAL WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Laverne F. Mensen, widower and not remarried, do hereby Convey to Patrick L. Mensen, single,

the following described real estate in Delaware County, Iowa:
The North One-Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty Eight (28), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., subject to easements of record.

This deed is given in partial consummation of a Real Estate Contract Installments dated December 23, 2008 and filed January 9, 2009 in Book 2009 Page 126 of the records of Delaware County, Iowa.

Grantor warrants title for all claims through or under the Grantor in existence on or before January 1, 2009.

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

Laverne F. Mensen (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 15, 2016, by Laverne F. Mensen, widower and not remarried,.

KARLA KLUESNER
Commission Number 145960
My Commission Expires
January 14, 2018

Signature of Notary Public

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