Book 2016 Page 1895

Document 2016 1895 Type 03 001 Pages 2
Date 7/22/2016 Time 2:52:50PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $479.20
Rev Stamp# 258
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 22nd day
of July AD 2016
Cindy H. Beesley, Auditor
By [illegible], Deputy

SPECIAL WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001, Phone: (563) 582-7980

Taxpayer Information: (Name and complete address)
Dyersville Ready Mix, Inc. d/b/a BARD Concrete, PO Box 246, Dyersville, IA 52040

Return Document To: (Name and complete address)
(X) Dyersville Ready Mix, Inc. d/b/a BARD Concrete, PO Box 246, Dyersville, IA 52040

Grantors:
Verna Fangman a/k/a Verna M. Fangman

Grantees:
Dyersville Ready Mix, Inc. d/b/a BARD Concrete

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, Verna Fangman a/k/a Verna M. Fangman, a single person, do hereby Convey to Dyersville Ready Mix, Inc. d/b/a BARD Concrete the following described real estate in Delaware County, Iowa:

The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty Four (24), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M.

This Special Warranty Deed is given in consummation of that certain Real Estate Contract Installments dated November 11, 2005, and recorded in the office of the Recorder of Delaware County on November 17, 2005 in Book 2005 Page 4126. Grantors warrant the title to the above described property as to all persons whose claims arise prior to November 11, 2005, and against the claims of all persons claiming by, through or under the undersigned subsequent to November 11, 2005.

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: July 15, 2016

Verna Fangman
Verna Fangman (Grantor)
a/k/a Verna M. Fangman

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on July 15, 2016, by Verna Fangman a/k/a Verna M. Fangman, a single person.

NOTARIAL SEAL IOWA
TARA M. McSHANE
Commission Number 746469
My Commission Expires
4-18-2019

Tara M. McShane
Signature of Notary Public

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