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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 10th day
of October AD 2016
Carla K. Becker Auditor
By S. Hilderand Deputy

SPECIAL WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Kenneth L. Moss, 137 First Avenue, East, Dyersville, IA 52040, Phone: (563) 875-2733

Taxpayer Information: (Name and complete address)
Rodney Jurgens, 2887 310th Ave, Hopkinton, IA 52237

Return Document To: (Name and complete address)
Kenneth L. Moss, 137 First Avenue, East, Dyersville, IA 52040

Grantors:
Ruth Ann Jurgens

Grantees:
Rodney Jurgens
Richard Jurgens
Michelle Jurgens

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 Dollar(s) and other valuable consideration, Ruth Ann Jurgens, single do hereby Convey to See 1 in Addendum

the following described real estate in Delaware County, Iowa:

Parcel 2016-71 part of the northeast quarter (NE 1/4) of the northeast (NE 1/4) of Section Nine (9), Township Eighty-Seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, as filed in Book 2016 Page 2392.

This deed is given in partial satisfaction of a certain Real Estate Contract between the above parties, dated December 29, 2011, and recorded on January 6, 2012, in the office of the recorder for Delaware County in Book 2012 Page 71. The consideration for this conveyance is less than five hundred dollars and is therefore exempt from transfer tax, Groundwater Hazard Statement and Declaration of Value. Exemption #21 Iowa Code Section 428 A.21.

Grantor warrants the property to be free from incumbrances, except as to any liens or incumbrances created or suffered to be created by the acts or defaults of grantees.

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: October 7, 2016

Ruth Ann Jurgens (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 7, 2016, by Ruth Ann Jurgens.

GLORIA NELSON
Commission Number 786200
My Comm. Exp. 9-22-17

Signature of Notary Public

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Addendum

1. Rodney Jurgens, single, an undivided one-half interest, and Richard Jurgens AKA Richard Jurgens Jr.and Michelle Jurgens, husband and wife, an undivided one-half interest as joint tenants with full rights of survivorship and not as tenants in common