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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 30th day
of December AD 2016
Cadah Locher, Auditor
By R. Hildebrand, Deputy

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)
Tobin and Amy Hartman, 1765 295th St., Ryan, IA 52330

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

Grantors:
Mary Quint

Grantees:
Tobin L. Hartman
Amy L. Hartman

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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SPECIAL WARRANTY DEED

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, Mary Quint, a widow and not remarried, do hereby Convey to Tobin L. Hartman and Amy L. Hartman, 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:

An undivided one-half interest in: The East 1/2 of the NW 1/4 and the SW 1/4 of the NE 1/4, Section 8, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

This deed is given in consummation of a Real Estate Contract-Installments dated March 17, 1997 and filed April 11, 1997 in Book 138 Page 8, as assigned by Quit Claim Deed dated April 1, 1997 and filed April 11, 1997 in Book 138 Page 10, all of the records of Delaware County, Iowa.

Grantor warrants title for all claims through or under the Grantor in existence on or before February 1, 1997.

This deed is exempt according to Iowa Code 428A.2(1).

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: December 20, 2016

Mary Quint (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 12-20-16, by Mary Quint, a widow and not remarried.

TODD J. LOCHER MY COMMISSION EXP. Oct 12, 2018 IOWA NOTARIAL SEAL COMMISSION NO. 176419

Signature of Notary Public

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