Entered for taxation 23rd day
of February AD 2017
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Document 2017 535 Type 03 001 Pages 2
Date 2/23/2017 Time 11:11:51AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $63.20
Rev Stamp# 64

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #105
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

ENJ
Taxpayer Information: (Name and complete address)
Allen and Nancy Werner, 204 1st Street S.W., Hopkinton, Iowa 52237

Return Document To: (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Grantors:
Howard J. Werner
Rose Ann Werner

Grantees:
Allen Werner
Nancy L. Werner

Legal description: See Page 2
Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 105	GEORGE A. DAVIS	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

SPECIAL WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Howard J. Werner and Rose Ann Werner, husband and wife do hereby Convey to Allen Werner and Nancy L. Werner, husband and wife, as joint tenants with full rights of survivorship and not as tenants in the following described real estate in Delaware County, Iowa:

Parcel A Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), Section Twenty-Two (22), Township Eighty-Eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 2011, Page 2695

This Deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated February 13, , 2014, and filed for record on February 25, 2014, in Book 2014, Page 413. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before February 13, , 2014, and against the lawful claims of all persons claiming by, through or under us or either of us since February 13, 2014.

Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 - deed given in consummation of a previously recorded contract.

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: **February 13, 2014**

Howard J. Werner (Grantor) _____ (Grantor)

Rose Ann Werner (Grantor) _____ (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 13th day of February, 2014, by Howard J. Werner and Rose Ann Werner, husband and wife.

Signature of Notary Public

GEORGE A. DAVIS
Commission Number 199715
My Commission Expires
December 17, 2016

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