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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)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
George A. and Lauri A. Sperfslage, 202 East School Road, Cottage Grove, Wisconsin 53527

(X) **Return Document To:** (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040

Grantors:
Herbert V. Sperfslage
Theresa M. Sperfslage

Grantees:
George A. Sperfslage
Lauri A. Sperfslage

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, Herbert V. Sperfslage and TheresaM. Sperfslage, husband and wife do hereby Convey to George A. Sperfslage and Lauri A. Sperfslage, 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:

The SW 1/4 of Section 1, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto dated June 16, 2016, and filed for record on June 21, 2016, in Book 2016, Page 1572. Grantors warrant the title against the claims of all persons whomsoever arising on or before June 16, 2016, and against the lawful claims of all persons claiming by, through or under us or either of us since June 16, 2016.

Exempt from Declaration of Valoue and Groundwater Hazard Statement per Exemption #1 - deed given inconsummation 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: June 16, 2016

Herbert V. Sperfslage (Grantor) _____ (Grantor)

TheresiaM. Sperfslage (Grantor) _____ (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 16, 2016, by Herbert V. Sperfslage and Theresa M. Sperfslage, husband and wife.

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

Signature of Notary Public

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