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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 25th day
of August AD 2017
Cyla K. Becker Auditor
By P. 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)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Tim and Melanie Krapfl, 2949 182nd Street, Dyersville, Iowa 52040

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

Grantors:
Daniel A. Bagge
Myrna R. Bagge

Grantees:
Tim J. Krapfl
Melanie Krapfl

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, Daniel A. Bagge and Myrna R. Bagge, husband and wife do hereby Convey to Tim J. Krapfl and Melanie Krapfl, 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 South five hundred (500) feet of the West sixty (60) feet of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the South five hundred (500) feet of the East four hundred (400) feet of the Northeast Quarter NE 1/4) of the Northwest Quarter (NW 1/4), all in Section Seventeen (17), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M. subject to easements of record

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated April 6, 2006, and filed for record on April 10, 2006, in Book 2006, Page 1318 and the terms of the Amended Real Estate Contract dated June 12, 2014, and filed for record on June 17, 2014, in Book 2014, Page 1403. Grantors warrant the title against the claims of all persons whomsoever arising on or before April 6, 2006, and against the lawful claims of all persons claiming by, through or under us or either of us since April 6, 2006.

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: August 22, 2017

Daniel A. Bagge
Daniel A. Bagge (Grantor)

_____ (Grantor)

Myrna R. Bagge
Myrna R. Bagge (Grantor)

_____ (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 22, 2017, by Daniel A. Bagge and Myrna R. Bagge, husband and wife.

TERRIE L. ELLEDGE
Commission Number 115688
My Commission Expires
September 15, 2018

Terrie L. Elledge
Signature of Notary Public

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