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Fidelity Bank + Trust
P.O. Box 477
Dyersville IA 52040

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Attorney Dean J. Konrardy 100 West 12th Street Dubuque, IA 52004-0703 (563) 588-0547

Address tax statement: EJC Farms, LC, c/o Earnest Wulfekuhle, 19734 Xavier Court, Dyersville, IA 52040
Return Document To: EJC Farms, LC, c/o Earnest Wulfekuhle, 19734 Xavier Court, Dyersville, IA 52040

SPECIAL WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration,

Patrick J. Boeckenstedt and Kathryn A. Boeckenstedt, husband and wife, **GRANTORS,**
aka Patrick Boeckenstedt & Kathryn Boeckenstedt

do hereby convey to

EJC Farms, LC, an Iowa Limited Liability Company, **GRANTEE,**

the following described real estate in Delaware County, Iowa:

The South one-half (S1/2) of the Northwest Quarter (NW1/4) and all that part of the North one-half (N1/2) of the Southwest Quarter (SW1/4) of Section Twelve (12) described as commencing at the Northwest corner of said North one-half (N1/2) of the Southwest Quarter (SW1/4) thence East ninety nine (99) rods, thence Southwesterly one hundred (100) rods to a point nineteen (19) rods West of the Southeast corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 12 (12), thence West sixty one (61) rods to the Southwest corner of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), thence North to the place of beginning, all in Township eighty nine (89) North Range Three (3), West of the Fifth P.M., in Delaware County, Iowa.

This Special Warranty Deed is in consummation of a Real Estate Contract-Installments dated December 29, 2014 and referenced in a Memorandum of Real Estate Contract dated October 30, 2015 and filed with the Delaware County Recorder on November 3, 2015 as Instrument No. 2015-3004.

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 this 30 day of October, 2015.

Patrick J. Boeckenstedt Grantor

Kathryn A. Boeckenstedt Grantor

STATE OF IOWA)
) ss:
DUBUQUE COUNTY)

On this 30th day of October, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick J. Boeckenstedt and Kathryn A. Boeckenstedt, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for the State of Iowa.

DEAN J. KONRARDY
Commission Number 145219
My Comm Exp 10/29/17

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