Book 2018 Page 1316

Document 2018 1316 Type 03 001 Pages 4
Date 5/16/2018 Time 9:36:21AM
Rec Amt $22.00 Aud Amt $5.00
Rev Transfer Tax $8.00
Rev Stamp# 165

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Doc ID: 008814230004 Type: GEN
Kind: SPECIAL WARRANTY DEED
Recorded: 05/03/2018 at 01:06:24 PM
Fee Amt: $176.60 Page 1 of 4
Revenue Tax: $149.60
Dubuque County Iowa
John Murphy Recorder
File 2018-00004720

Entered for taxation 17th day
of May AD 2018
Carla K. Bachen, Auditor
By D. Hilbrand, 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)
Mark and Diane Welter, 3150 Willow Road, Hopkinton, Iowa 52237

Return Document To: (Name and complete address)

Mark and Diane Welter, 3150 Willow Road, Hopkinton, Iowa 52237

Grantors:
Dorothy A. Digmann

Grantees:
Mark L. Welter
Diane M. Welter

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, Dorothy A. Digmann, a single person do hereby Convey to Mark L. Welter and Diane M. Welter, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware & Dubuque County, Iowa:
See attached Addendum

This Deed is given in consummation of the terms of a Real Estate Contract between the parties hereto dated May 2, 2012, and filed for record in Delaware County, Iowa on May 2, 2012, in Book 2012, Page 1471, and recorded in Dubuque County, Iowa, on May 9, 2012, as Instrument No. 2012-00007744. Grantor warrants the title against the lawful claims of all persons whomsoever arising on or before May 2, 2012, and against the lawful claims of all persons claiming by, through or under me since May 2, 2012.

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

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: May 2, 2018

Dorothy A. Digmann (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on May 2, 2018, by Dorothy A. Digmann, a single person.

GEORGE A. DAVIS
Commission Number 133973
My Commission Expires
December 20, 2019

Signature of Notary Public

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Addendum

1. Parcel G Part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) and of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) all in Section Twenty-Five (25), Township Eighty-Seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2012, Page 1313.

-AND-

Lot 2 of DIGMANN ACRES in Section 30, Cascade Township, Dubuque County, Iowa, according to the recorded Plat thereof.

Addendum

1. Parcel G Part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) and of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) all in Section Twenty-Five (25), Township Eighty-Seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2012, Page 1313.

   -AND-

   Lot 2 of DIGMANN ACRES in Section 30, Cascade Township, Dubuque County, Iowa, according to the recorded Plat thereof.

2. (c) $15,007.08, including principal and interest on April 30, 2013 and a like payment of $15,007.08, including principal and interest, on the 30th day of each and every April thereafter with the entire remaining balance, including principal and any accrued interest due and payable in full on April 30, 2018.
   Buyers agree to pay interest on the unpaid principal balance at the right of 4% per annum from and after May 1, 2012. All payments shall be applied first against interest accrued and the balance on principal.

   (d) Buyers shall be prohibited from making any advanced payments on the contract without the written consent of the Seller.

   (e) The parties agree that the portion of the purchase price attributed to the Delaware County property is $5,130.00 and the portion attributed to the Dubuque County property is $93,679.50.

Del. Co. $8.00
Dub. Co. $ 149.60