Recorded: 5/23/2018 at 1:26:46.0 PM
Fee Amount: $17.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 1395

Entered for taxation 23rd day
of May A D 2018
Carla 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)
Jeffrey P. Taylor, 401 Old Marion Road NE, Cedar Rapids, IA 52402, Phone: (319) 395-7400

Taxpayer Information: (Name and complete address)
Sheryl L. Schnittjer, ~~P. O. Box 375~~, Delhi, IA 52223
24695 207 Ave.

Return Document To: (Name and complete address)
Jeffrey P. Taylor, 401 Old Marion Road NE, Cedar Rapids, IA 52402

Grantors:
Linda M. Staner n/k/a Linda M. Opat
Mark D. Opat

Grantees:
Sheryl L. Schnittjer

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

© The Iowa State Bar Association 2018
IOWADOCS®

SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Linda M. Staner n/k/a Linda M. Opat and Mark D. Opat, wife and husband do hereby Convey to Sheryl L. Schnittjer, a single person

the following described real estate in Delaware County, Iowa:
The North forty four (44) feet of Lots Eleven (11) and Twelve (12), Block Nine (9), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129, and Resurvey recorded in Book 2 Plats, Page 116; and corrective plat of survey recorded in Book 2010 Page 1929.

This Special Warranty Deed is a deed in lieu of forfeiture wherein Linda M. Opat and Mark D. Opat relinquish all of their right, title, and interest in the property described above, as well as in one certain Real Estate Contract recorded in the Office of the Delaware County Recorder on November 18, 2010 in Book 2010 at Page 3696.

This deed is exempt according to Iowa Code 428A.2(18).

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: 5-21-2018

Linda M Opat
Linda M. Staner n/k/a Linda M. Opat (Grantor)

(Grantor)

Mark Opat
Mark D. Opat (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Howard

This record was acknowledged before me on 5-21-2018, by Linda M. Staner n/k/a Linda M. Opat and Mark D. Opat, wife and husband.

JULIE CHAPMAN
Commission Number 225422
My Commission Exp. Nov. 04, 2020

Julie Chapman
Signature of Notary Public

© The Iowa State Bar Association 2018
IowaDocs®