Book 2019 Page 2450
2019 2450 Type 03 001 Pages 2
Date 9/09/2019 Time 10:44:27AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $354.40
Rev Stamp# 360
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 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Ted and Meg Recker, 1850 330th Avenue, Dyersville, Iowa 52040

Return Document To: (Name and complete address)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040

Grantors:
Bernice E. Thole

Grantees:
Ted Recker
Meg Recker

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, Bernice E. Thole, a widow and not remarried do hereby Convey to Ted Recker and Meg Recker, 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 Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 7, Township 89 North, Range 3 West of the 5th P.M., according to the United States Government Survey thereof, subject to highway

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated October 23, 2009, and filed for record on November 5, 2009, in Book 2009, Page 4164. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before October 23, 2009, and against the lawful claims of all persons claiming by, through or under us or either of us since October 23, 2009.

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: SEPTEMBER 4, 2019

Bernice E Thole
Bernice E. Thole (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on SEPTEMBER 4, 2019, by Bernice E. Thole, a widow and not remarried.

NOTARIAL SEAL IOWA

MARC W. CASEY
COMMISSION # 011508
MY COMMISSION EXPIRES
5-24-20

Signature of Notary Public

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