Recorded: 10/15/2019 at 12:40:00.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $4.11
Combined Fee: $21.11
Revenue Tax: $42.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2855

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)
Steven L. and Barbara A. Hansel, 32744 Kestrel Avenue, Guttenberg, Iowa 52052

Return Document To: (Name and complete address)
Steven L. and Barbara A. Hansel, 32744 Kestrel Avenue, Guttenberg, Iowa 52052

Grantors:
Carol Ann Vorwald

Grantees:
Steven L. Hansel
Barbara A. Hansel

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, Carol Ann Vorwald, a single person do hereby Convey to Steven L. Hansel and Barbara A. Hansel as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

Parcel 2018-61 in the Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4) in Section 14, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2018, Page 1906 AND Parcel 2018-64 in the Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4) of Section 14, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to Amended Plat of Survey recorded in Book 2018, Page 2069

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated September 12, 2019, and filed for record on September 13, 2019, in Book 2019, Page 2506. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before September 12, 2019, and against the lawful claims of all persons claiming by, through or under us or either of us since September 12, 2019.

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: 9/12/19

Carol Ann Vorwald
Carol Ann Vorwald (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 9/12/19, by Carol Ann Vorwald, a single person.

GARY K WILLMAN
Notarial Seal - Iowa
Commission # 108236
My Commission Expires 2020

Signature of Notary Public

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