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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #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)
Dave and Connie Nebel, 504 8th Avenue S.W., Dyersville, Iowa 52040

Return Document To: (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Grantors:
Leland R. Nebel
Mary M. Nebel

Grantees:
Dave Nebel
Connie Nebel

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 105	GEORGE A. DAVIS	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

SPECIAL WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Leland R. Nebel and Mary M. Nebel, husband and wife

do hereby Convey to Dave Nebel and Connie Nebel, 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:

Lot Four (4) of Wellman's Seven Coves A subdivision of a parcel in the NE 1/4 of the NW 1/4, Section 25, Township 88 North, Range Five West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 30, also all lake frontage as pertaining to said Lot Four (4) running to the waterfront and then at right angles to the middle of Delhi Lake, subject to easements of record and not of record

The deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated July 23, 2014, and filed for record on July 24, 2014, in Book 2014, Page 1806. Grantors warrant the title against the claims of all persons whomsoever arising on or before July 23, 2014, and against the lawful claims of all persons claiming by, through or under us or either of us since July 23, 2014.

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: July 23, 2014

Leland Nebel (Grantor)

Leland Nebel

(Grantor)

Mary Nebel (Grantor)

Mary Nebel

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 23rd day of July, 2014, by Leland Nebel and Mary Nebel, husband and wife.

GEORGE A. DAVIS
Iowa Notarial Seal
Commission Number: 199715
My Commission Expires: 12/17/16

Signature of Notary Public

GEORGE A. DAVIS
Commission Number 199715
My Commission Expires
December 17, 2016

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