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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Lutheran Church
P.O. Box 204
Manchester IA 52049

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Marc W. Casey, 225 First Avenue East, Dyersville, Iowa 52040 563-875-9112

Taxpayer Information: (Name and complete address)
James W. and Patricia J. Trumm, 3341 Goose Hill Road, Hopkinton, Iowa 52237

Return Document To: (Name and complete address)
Marc W. Casey, 225 First Avenue East, Dyersville, Iowa 52040

Grantors:
Jacqueline Trumm

Grantees:
James W. Trumm
Patricia J. Trumm

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)~~ XXXXXXXXX $93,500.00 Dollar(s) and other valuable consideration, Jacqueline Trumm, single do hereby Convey to James W. Trumm and Patricia J. Trumm, 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:

See 1 in Addendum

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: 4-11-19

Jacqueline Trumm (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on April 11, 2019, by Jacqueline Trumm, single.

GAIL M. SCHMIDT
Commission Number 716934
My Comm. Exp. 6/10/20

Gail M Schmidt
Signature of Notary Public

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Addendum

1. The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24), Township Eighty-seven (87) North, Range Three West of the Fifth Principal Meridian, excepting therefrom a parcel of land described as commencing at the Northeast corner of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4), thence South 30 feet, thence Northwesterly to a point on the North line of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) 30 feet West of the Northeast corner thereof, thence East 30 feet to point of commencement; also the East Half (E 1/2) of the Northwest Quarter (NW 1/4), except Parcel 2013-24 part of the NE 1/4 of the NW 1/4, Section 25, T.87N. R.3W. Of the 5th P.M. in Delaware County, Iowa, according to plat recorded in Book 2013, Page 1065; that part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) lying East of the Public Highway; all in Section Twenty-five (25), Township Eighty-seven (87) North, Range Three West of the Fifth Principal Meridian; also that portion of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Eighty-seven (87) North, Range Three West of the Fifth Principal Meridian, lying North and East of the Public Highway running through said 80-acre tract; also a triangular shaped piece of land on the West side of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-five (25), Township Eighty-seven (87) North, Range Three West of the Fifth Principal Meridian commencing at a point 300 feet South of the Northwest corner of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), thence 427 feet in a Southeasterly direction, thence West to line of said 40-acre tract 113 feet, thence North to place of beginning, all in Township Eighty-seven (87) North, Range Three West of the Fifth Principal Meridian, all in Delaware County, Iowa, except One acre of land, all of the southwest corner of the East one half of the Northwest Quarter of Section 25, Township 87, Range 3, West of the 5th P.M., bounded as follows: Commencing at the Southwest corner of the East half of the quarter and section above described. Then moving North 14 rods, thence East 11 rods and 11 links; thence South 14 rods, thence West 11 rods 11 links to the place of beginning

   This Deed is given in consummation of a contract dated December 8, 1990, and filed for record January 7, 1992, in Book 129 L.D., Page 26, and Amendment to Contract dated February 26, 2004, and filed March 8, 2004, at Book 2004, Page 717, of the Delaware County Recorder's Office. Grantor warrants the property to be free from encumbrance except as to any liens or encumbrances created or suffered to be created by the acts or defaults of Grantees.

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