Recorded: 7/10/2020 at 8:48:46.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2307

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Daniel H. Swift, 108 N. Madison St., P.O. Box 207, Manchester, IA 52057, (563) 927-4901

Taxpayer Information:

Jerry & Natalie Montgomery, 25985 208th Ave. Delhi, IA 52223

Return Document To:

Jerry & Natalie Montgomery, 25985 208th Ave. Delhi, IA 52223

Grantors:

Thomas A. & Candace M. Pfalzgraf

Grantees:

Jerry & Natalie Montgomery

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

SPECIAL WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Thomas A. Pfalzgraf and Candace M. Pfalzgraf aka Candace Pfalzgraf, husband and wife, do hereby Convey to Jerry Montgomery and Natalie Montgomery, 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:

All lake frontage running to the middle of the Maquoketa River bed with regard to the following described estate: Lot Fourteen (14) of "Clair-View Acers at Delhi, Iowa" in Sections Twenty-Three (23) and Twenty-Six (26), Milo Township, Delaware County, Iowa, according to plat thereof recorded in Book 2, Plats, Page 200; same being a part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twenty-Three (23), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth Principal Meridian;

This deed is subject to the following covenants: Same is subject to the existing flood plain rights and the grantees shall hold the grantors harmless with regard to flooding of the property conveyed.

Subject to Real Estate Transfer, Declaration of Value exemption 428A.2(10) & (21).

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 THIS 23 DAY OF JUNE 2020

Thomas A. Pfalzgraf, Grantor

Candace M. Pfalzgraf aka Candace Pfalzgraf, Grantor

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 23 day of June 2020, by Thomas A. Pfalzgraf.



Susan K Meyer
Signature of Notary Public

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 23 day of June 2020, by Candace M. Pfalzgraf aka Candace Pfalzgraf.

Susan K Meyer
Signature of Notary Public

