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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 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Patrick G. and Lisa Burkle, 250 - 8th Street NW, Dyersville, Iowa 52040

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

Grantors:
LeRoy A. Hildebrand, a/k/a LeRoy Hildebrand
Marion A. Hildebrand, a/k/a Marion Hildebrand

Grantees:
Patrick G. Burkle
Lisa Burkle

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 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,
LeRoy A. Hildebrand, a/k/a LeRoy Hildebrand and Marion A. Hildebrand, a/k/a Marion Hildebrand, husband and wife

do hereby Convey to
Patrick G. Burkle and Lisa Burkle, 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:
Parcel F Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), Section Seventeen (17), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa

This Deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated **December 28, 2012**, and filed for record on **January 3, 2013**, ~~2012~~, as Instrument # **Book 2013, Page 53**. Grantors warrant the title against the claims of all persons whomsoever arising on or before **December 28, 2012**, and against the lawful claims of all persons claiming by, through or under us or either of us since **December 28, 2012**.

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.

STATE OF IOWA,
COUNTY OF DUBUQUE

This instrument was acknowledged before me on December 28, 2012 by LeRoy A. Hildebrand, a/k/a LeRoy Hildebrand and Marion A. Hildebrand, a/k/a Marion Hildebrand, husband and wife

_____, Notary Public

GEORGE A. DAVIS
Iowa Notarial Seal
Commission Number: 199715
My Commission Expires: 12/17/13

Dated: December 28, 2012

LeRoy A. Hildebrand, a/k/a LeRoy Hildebrand (Grantor)

Marion A. Hildebrand, a/k/a Marion Hildebrand (Grantor)

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

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