w/ Fidelity Bank + Trust
475 Cedar Cross Rd
Dubuque IA 52003

Book 2020 Page 2983

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Rev Stamp# 368

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Nathan D. Runde, 2080 Southpark Court Dubuque, Iowa 52003
Phone: (563) 582-2926

Taxpayer Information:
Willow Pear, LLC, 2080 Southpark Court, Dubuque, IA 52003

Return Document To:
Willow Pear, LLC, 2080 Southpark Court, Dubuque, IA 52003

Grantors:
The Gary L. Boge Revocable Trust dated July 27, 2012

Grantees:
Willow Pear, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

SPECIAL WARRANTY DEED

For the consideration of 10.00 Dollar(s) and other valuable consideration, The Gary L. Boge Revocable Trust dated July 27, 2012 do hereby Convey to Willow Pear, LLC, an Iowa limited liability company the following described real estate in ~~Dubuque~~ Delaware County, Iowa:

Lot Two (2), Westridge Estates 12th Addition in the City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2019, Page 1562

(This Special Warranty Deed is in Full and Final consummation of Real Estate Contract dated April 11, 2018, filed April 12, 2018, in Book 2018, Page 942 of the records of Delaware County, Iowa in consideration of $228,196.11.)

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: 8/20/2020

Gary L. Boge, Trustee
The Gary L. Boge Revocable Trust dated July 27, 2012

STATE OF **IOWA**, COUNTY OF Delaware

This record was acknowledged before me on 8/20/2020, by Gary L. Boge, Trustee of The Gary L. Boge Revocable Trust dated July 27, 2012.

Signature of Notary Public

NATHAN RUNDE
Commission Number 754786
My Comm. Exp. SEP. 15, 2020