Recorded: 12/23/2020 at 9:11:57.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $400.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4797

WARRANTY DEED

Return to: Spruce Wood Development, LTD, 7178 Sunrise Court, New Vienna, Iowa 52065
Taxpayer: Spruce Wood Development, LTD, 7178 Sunrise Court, New Vienna, Iowa 52065
Preparer: Jennifer A. Clemens-Conlon, 2080 Southpark Court, Dubuque, Iowa 52003, Phone: (563) 582-2926

For the consideration of Ten and No/100 ($10.00) Dollar(s) and other valuable consideration, David M. Steger and Doris A. Steger, husband and wife, do hereby Convey to Spruce Wood Development, LTD, an Iowa Corporation, the following described real estate in Delaware County, Iowa: Lot Six (6) of Steger Subdivision in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa, according to plat recorded in Book 2019, Page 3247

The existing fence on the property owned by Grantor must be 1) maintained in its current location and/or, at the owner' s discretion, relocated to the northern border of the property described herein, and 2) maintained in " as is" or better condition. This is a covenant to run with the land.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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 on Dec. 22, 2020

David M. Steger (Grantor)

Doris A. Steger (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on Dec. 22, 2020, by David M. Steger and Doris A. Steger, husband and wife.

JENNIFER A. CLEMENS-CONLON
Commission Number 166352
My Comm. Exp. AUG 31, 2022

Signature of Notary Public

© The Iowa State Bar Association 2020
IowaDocs®