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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)
Donald and Christine Prier, 1657 - 330th Avenue, Dyersville, Iowa 52040

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

Grantors:
Eugene A. Prier

Grantees:
Donald J. Prier
Christine A. Prier

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 A. DAVIS	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

SPECIAL WARRANTY DEED

For the consideration of One ($1.00)

Dollar(s) and other valuable consideration,
Eugene A. Prier, single

do hereby Convey to
Donald J. Prier and Christine A. Prier, 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:
The North three-fourths (N3/4) of the Southeast Quarter (SE1/4), and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Two (2), Township Eight Nine (89) North, Range Three (3), West of the Fifth P.M.; and Lot One (1) of "Prier Farm No. 1 in Section 2, Bremen Township, Delaware County, Iowa", according to plat recorded in Book 5 Plats, Page 101

This Deed is given in consummation of the terms of a Real Estate Contract between the parties hereto dated 12/18/12 and filed for record on 12/18/12, as Instrument # 2012 4353. Grantor warrants the title against the claims of all persons whomsoever arising on or before 12/18/12 and against the lawful claims of all persons claiming by, through or under me since 12/18/12.

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 17, 2012 by Eugene A. Prier, single

George A. Davis, Notary Public

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

Dated: December 17, 2012

Eugene A. Prier (Grantor)

(Grantor)

(Grantor)

(Grantor)

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

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