Recorded: 2/26/2021 at 12:51:50.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $255.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 709

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George A. Davis, 225 1st Avenue East, Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Terry F. and Carla S. DeShaw, 110 College Street, Hopkinton, Iowa 52237

Return Document To: (Name and complete address)
George A. Davis, 225 1st Avenue East, Dyersville, Iowa 52040

Grantors:
Betty J. DeShaw by Terry DeShaw, POA

Grantees:
Terry F. DeShaw
Carla S. DeShaw

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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SPECIAL WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Betty J. DeShaw by Terry DeShaw, POA do hereby Convey to Terry F. DeShaw and Carla S. DeShaw, 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 South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty Two (22), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M.

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated September 30, 2010 and filed for record on October 4, 2010, in Book 2010, Page 3007. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before September 30, 2010, and against the lawful claims of all persons claiming by, through or under me since September 30, 2010.

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.

Dated: February 26, 2021

Terry DeShaw POA

Betty J. DeShaw by Terry DeShaw, POA (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on February 26, 2021, by Betty J. DeShaw by Terry DeShaw, POA.

GEORGE A. DAVIS
Commission Number 800975
My Commission Expires
December 28, 2021

Signature of Notary Public

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