Recorded: 3/24/2021 at 9:38:34.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $112.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1047

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 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Kyle and Erica M. Fortman, 416 North William Street, Earlville, Iowa 52041

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

Grantors:
Nathan Ronnebaum
Rose Ronnebaum

Grantees:
Kyle Fortman
Erica M. Fortman

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, Nathan Ronnebaum and Rose Ronnebaum, husband and wife do hereby Convey to Kyle Fortman and Erica M. Fortman FKA Erica Ronnebaum, 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:

Lots Seven (7) and Eight (8), Block One, S.E. Haskin's Addition to Nottingham, now Earlville, Iowa according to plat recorded in Book 1 Plats, Page 32, subject to easements of record

This Deed is given in consummation of the terms of a Real Estate Contract between the parties hereto dated June 22, 2018 and filed for record on June 26, 2018, in Book 2018, Page 1795. Grantors warrant the title against the claims of all persons whomsoever arising on or before June 22, 2018, and against the lawful claims of all persons claiming by, through or under us or either of us since June 22, 2018.

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: Feb. 12, 2021

Nathan Ronnebaum
Nathan Ronnebaum (Grantor)

(Grantor)

Rose Ronnebaum
Rose Ronnebaum (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on Feb. 12, 2021, by Nathan Ronnebaum and Rose Ronnebaum, husband and wife.

TERRIE L ELLEDGE
Commission Number 115688
My Commission Expires
September 15, 20 21

Terrie L Elledge
Signature of Notary Public

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