Recorded: 3/9/2022 at 8:03:39.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $527.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 799

Return To: Michael and Susan J. Ludwig, 2269 330th Ave, Worthington, IA 52078
Taxpayer: Michael and Susan J. Ludwig, 2269 330th Ave, Worthington, IA 52078
Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359

SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Robert Ludwig, a single person, do hereby Convey to Michael Ludwig and Susan J. Ludwig, as 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 East half of the Southeast quarter, and the Southwest quarter of the Southeast quarter, of Section 2, Township 88 North, Range 3 West of the 5th P.M.

Also Described as: The Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), and the South one-half (S½) of the Southeast Quarter (SE¼) of Section Two, Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M.

This Deed is given in satisfaction of a contract dated March 19, 2004, and filed for record March 22, 2004, at Book 2004, Page 880. Grantors warrant the property to be free from encumbrance except as to any liens or encumbrance created or suffered to be created by the acts or defaults of Grantees.

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: March 4, 2022.

Robert Ludwig, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 4, 2022 by Robert Ludwig, single.



Signature of Notary Public