Book 2022 Page 902

Document 2022 902 Type 03 001 Pages 2
Date 3/21/2022 Time 9:48:41AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $1,791.20
Rev Stamp# 142

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Terry J. and Jacqueline M. Bell, 613 7th Avenue SW, Dyersville, IA 52040

Return Document To: George A. Davis, 225 1st Avenue East, Dyersville, Iowa 52040

Grantors: Arden Gudenkauf and Jane Gudenkauf

Grantees: Terry J. Bell and Jacqueline M. Bell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Arden Gudenkauf and Jane Gudenkauf, husband and wife, do hereby Convey to Terry J. Bell and Jacqueline M. Bell, 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:

Southeast Quarter (SE1/4) of Section 9, Township 87 North, Range 3, West of the 5th P.M., subject to all highway and easements of record

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated July 10, 2008, and filed for record on August 28, 2008, in Book 2008, Page 2696 as amended per a 1st Amendment to Real Estate Contract Installments dated February 17, 2012, and February 19, 2012, and filed for record on February 22, 2012, in Book 2012, Page 595. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before July 10, 2008, and against the lawful claims of all persons claiming by, through or under us or either of us since July 10, 2008.

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: March 18, 2022.

Arden Gudenkauf, Grantor

Jane Gudenkauf, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 18, 2022, by Arden Gudenkauf and Jane Gudenkauf, husband and wife.

TERRIE L ELLEDGE
Commission Number 115688
My Commission Expires
September 15, 2024

Signature of Notary Public

©The Iowa State Bar Association 2021
IowaDocs®