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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $511.20

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: Rick T. and Ranee Kruse, 2938 140th Street, Earlville, IA 52041

Return Document To: Rick T. and Ranee Kruse, 2938 140th Street, Earlville, IA 52041

Grantors: Hilarious J. Kruse and Julianna M. Kruse

Grantees: Rick T. Kruse and Ranee Kruse

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, Hilarious J. Kruse and Julianna M. Kruse, husband and wife, do hereby Convey to Rick T. Kruse and Ranee Kruse, 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:

East one-half (E1/2) of Northwest Quarter (NW-1/4) of Section 29, Township Ninety North (90 N) Range Three West (3W) of the Fifth P.M., in Delaware County, Iowa, subject to easements of record

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated December 26, 2012, and filed for record on January 7, 2013 in Book 2013, Page 103. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before December 26, 2012, and against the lawful claims of all persons claiming by, through or under us or either of us since December 26, 2012.

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: November 4, 2022.

Hilarious J. Kruse
Hilarious J. Kruse, Grantor

Julianna M. Kruse
Julianna M. Kruse, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 4, 2022 by Hilarious J. Kruse and Julianna M. Kruse, husband and wife.

Terrie L. Elledge
Signature of Notary Public

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

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