Recorded: 1/17/2023 at 10:32:16.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $124.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 124

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #105
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Tony and Casey Reinert, 30686 Nuthatch Court, Dyersville, Iowa 52040

Return Document To: (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Grantors:
Agnes Ann Reinert

Grantees:
Tony Reinert
Casey Reinert

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 105	GEORGE A. DAVIS	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

SPECIAL WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Agnes Ann Reinert, a single person

do hereby Convey to Tony Reinert and Casey Reinert, 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 Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 4, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated December 31, 2014, and filed for record on January 8, 2015, in Book 2015, Page 65. Grantor warrants the title against the claims of all persons whomsoever arising on or before December 31, 2014, and against the lawful claims fo all persons claiming by, through or under us or either of us since december 31, 2014.

Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 - deed given in consummation of a previously recorded contract.

This deed is exempt according to Iowa Code 428A.2(1).

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: 1-21-15

Agnes Ann Reinert
Agnes Ann Reinert (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 21st day of January, 2015, by Agnes Ann Reinert, a single person.

TERRIE L. ELLEDGE
Commission Number 115688
My Commission Expires
September 15, 2015

Terrie L. Elledge
Signature of Notary Public

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