Recorded: 2/7/2025 at 9:23:08.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $100.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 345

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)
Donald R. Krogmann, 4962 Rolling Acres Road, P.O. Box 518, Center Point, Iowa 52213

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

Grantors:
Rosemary Krogmann

Grantees:
Donald R. Krogmann

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 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, Rosemary Krogmann, widowed and not remarried

do hereby Convey to Donald R. Krogmann

the following described real estate in Delaware County, Iowa:
The South one-half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except the East 3/4 of the S 1/2 of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Eighty Nine (89) North, Range Five West of the Fifth P.M. **See Exhibit A

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated December 11, 2015, and filed for record by a Memorandum of Real Estate Contract filed for record on March 21, 2016, in Book 2016, Page 688. Grantor warrants the title against the claims of all persons whomsoever arising on or before December 11, 2015, and against the lawful claims of all persons claiming by, through or under me since December 11, 2015.

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: December 11, 2015

Rosemary Krogmann
Rosemary Krogmann (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 11 day of December, 2015, by Rosemary Krogmann, single and not remarried.

GEORGE A. DAVIS
Commission Number 199715
My Commission Expires
December 17, 2016

Signature of Notary Public

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Exhibit A

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.