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Date 3/20/2025 Time 4:08:08PM
Rec Amt $12.00 Aud Amt $10.00
Rev Transfer Tax $1,047.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: James E. Hoeger, 2706 245th St., Earlville, IA 52041
Taxpayer: Diane M. and James E. Hoeger, 2706 245th St., Earlville, IA
Preparer: Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Tel: (563) 927-2782

SPECIAL WARRANTY DEED

For the consideration of Six Hundred Fifty-Four Thousand Seven Hundred Fifty-Two Dollar(s) and other valuable consideration, Teresa M. Salow, a single widowed person, does hereby convey to James E. Hoeger and Diane M. Hoeger, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The South Three-Fourths (S ¾) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼); and

the North One-Half (N ½) of the Southeast Quarter (SE ¼) except Parcel 2019-71 according to Plat recorded at Book 2019, Page 3310;

all in Section Twelve (12), Township Eighty-Eight North (T88N), Range Four (4), West of the Fifth P.M. in Delaware County, Iowa, and subject to covenants, conditions, restrictions and easements of record.

And,

The Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) except Parcel 2019-75 in Section Thirteen (13) according to Plat recorded at Book 2019, Page 3310, Township Eighty-Eight North (T88N), Range Four (4), West of the Fifth P.M. in Delaware County, Iowa, subject to covenants, conditions, restrictions and easements of record.

This deed is given in fulfillment of the "Real Estate Contract-Installments" recorded on March 20, 2020 at Book 2020, Page 768.

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. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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 § 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement

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 19, 2025

Teresa M. Salow, Grantor

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me on this 19th day of March 2025 by Teresa M. Salow.

Signature of Notary Public

MARK A. ROEDER
Commission Number 728724
MY COMMISSION EXPIRES
JUNE 6, 2025