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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 10th day
of March A D 2015
By Carol K. Roeder Auditor
By P. Hilderson Deputy



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #105

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark A. Roeder, 119 E Main St, Manchester, IA 52057, Phone: (563) 927-2782

Taxpayer Information: (Name and complete address)

Stephen J. Knipper, 117 Walker Dr., Manchester, IA 52057

Return Document To: (Name and complete address)

Mark A. Roeder, 119 E Main St, Manchester, IA 52057, Phone: (563) 927-2782

Grantors:

Etta E. Lindauer

Grantees:

Stephen J. Knipper
a/k/a Stephen Joseph Knipper

Legal description:

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of one Dollar(s) and other
valuable consideration, Etta E. Lindauer, a single person

do hereby Convey to Stephen J. Knipper a/k/a Stephen Joseph Knipper

the following described real estate in Delaware County, Iowa:

An undivided one-half interest in Lot Seventeen (17) of the Survey and Plat of Nelson's Subdivision of part of the North One-Half (N½) of the South One-Half (S½) of Section Twenty (20), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Pages 2-5.

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: February 27, 2015

Etta E. Lindauer
Etta E. Lindauer (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me this 27th day of February, 2015,
by Etta E. Lindauer, a single person

Rachel A. Lindenberg
Signature of Notary Public

