

Recorded: 8/1/2018 at 1:01:08.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 2165

Entered for taxation 2nd day
of August A D 2018
By Carla K. Becker Auditor
P. Hildebrand Deputy



WARRANTY DEED - JOINT TENANCY

Return to: Matthew G. McQuillen, 301 E. Main St., PO Box 228, Anamosa, IA 52205

Preparer: Matthew G. McQuillen, 301 E. Main St., PO Box 228, Anamosa, IA 52205, (319) 462-3577

Taxpayer: Dale R. and Sheila M. Hosch, 2325 Jones-Delaware Rd., Hopkinton IA 52237

For the consideration of One Dollar(s) and other valuable consideration, Eugene Bernard Sperfslage and Janet Louise Sperfslage, husband and wife do hereby Convey to Dale R. Hosch and Sheila M. Hosch, 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: See I in Addendum

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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 on 7-20-2018

Eugene B. Sperfslage
Eugene Bernard Sperfslage (Grantor)

Janet Louise Sperfslage
Janet Louise Sperfslage (Grantor)

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on July 20, 2018, by Eugene Bernard Sperfslage and Janet Louise Sperfslage, husband and wife



Lori L. Bertling
Signature of Notary Public

Addendum

1. PARCEL B, located in the SW 1/4 SW 1/4 of Section 32, Township 87, North, Range 5, West of the 5th P.M., as shown in the PLAT OF SURVEY recorded in Book 2011, Page 3982 of the Delaware County, Iowa, Recorder's Office, containing 2.92 acres.

SUBJECT TO the rights of the public in an all highways, and to all easements and restrictive covenants of record.

This Warranty Deed is given in partial satisfaction of a certain Real Estate Contract between the parties hereto dated September 13, 2011, filed for record September 14, 2011, and recorded in Book 2011 at page 2900 of the records of the Delaware County, Iowa, Recorder. This transfer is exempt from Declaration of Value and Groundwater Hazard Statement reporting as a deed in partial satisfaction of an installment contract. Notwithstanding any express or implied warranties contained herein, Grantors make no express or implied warranties as to the title subsequent to the date of the above contract.

This Deed is exempt per Iowa Code 428.2 (21)