



Book 2018 Page 2544

Document 2018 2544 Type 03 001 Pages 2

Date 9/07/2018 Time 10:11:37AM

Rec Amt \$12.00 Aud Amt \$5.00 ✓

Rev Transfer Tax \$319.20

Rev Stamp# 373

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



SPECIAL WARRANTY DEED

(Joint Tenancy)

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

SAU

ⓧ **Taxpayer Information:** (Name and complete address)

Michael J. Rolfes and Mitchell Rolfes, 1223 North 2nd Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)

George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Grantors:

Dennis F. Rolfes

Jeanne T. Rolfes

Grantees:

Michael J. Rolfes

Mitchell Rolfes

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of Ten (\$10.00) Dollar(s) and other valuable consideration,
Dennis F. Rolfes and Jeanne T. Rolfes, husband and wife
do hereby Convey to Michael J. Rolfes and Mitchell Rolfes, as Tenants in Common
the following described real estate in Delaware County, Iowa:

The Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Thirty Four (34), Township Ninety (90) North, Range Four (4), West of the Fifth P.M.

Subject to the life estate provisions provided in the Real Estate Contract Installments dated October 16, 2013, and filed for record in the Delaware County Recorder's Office in Book 2013, Page 3440 as follows:

The Sellers shall retain a life interest in said property and shall be permitted to live in the residence on the above-described property rent free. That this life interest is subject to occupancy of Dennis F. Rolfes and Jeanne T. Rolfes, husband and wife, or the survivor. That Dennis F. Rolfes and Jeanne T. Rolfes, husband and wife, have the right to live on the above-described premises as long as they desire rent free and maintenance free even if the contract has been paid in full. That once Dennis F. Rolfes and Jeanne T. Rolfes, husband and wife, move from said property, their life interest in said property shall be null and void by said move. If either one, Dennis F. Rolfes and Jeanne T. Rolfes die, the life interest shall remain for the survivor. That said life interest shall only exist so long as Dennis F. Rolfes and Jeanne T. Rolfes, or the survivor, lives on said property and maintains it as their homestead

This Deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated October 16, 2013, and filed for record on November 1, 2013, in Book 2013, Page 3440. Grantors warrant the title against the claims of all persons whomsoever arising on or before October 16, 2013, and against the lawful claims of all persons claiming by, through or under us or either of us since October 16, 2013.

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

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: October 16, 2013

Dennis F. Rolfes
Dennis F. Rolfes (Grantor)

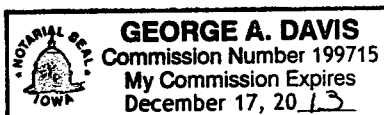
(Grantor)

Jeanne T. Rolfes
Jeanne T. Rolfes (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 16th day of October, 2013, by
Dennis F. Rolfes and Jeanne T. Rolfes, husband and wife



MA Davis
Signature of Notary Public