



Book 2019 Page 1783

2019 1783 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$134.40
Rev Stamp# 258 DOV# 271

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

ENJ
ⓧ Nathan D. Runde, 2080 Southpark Court Dubuque, Iowa 52003
Phone: (563) 582-2926

Taxpayer Information: (Name and complete address)

Willow Pear, LLC, 2080 Southpark Court, Dubuque, IA 52003

Return Document To: (Name and complete address)

Willow Pear, LLC, 2080 Southpark Court, Dubuque, IA 52003

Grantors:

The Gary L. Boge Revocable Trust
dated July 27, 2012

Grantees:

Willow Pear, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of Ten (\$10) Dollar(s) and other valuable consideration, The Gary L. Boge Revocable Trust dated July 27, 2012
do hereby Convey to Willow Pear, LLC, an Iowa limited liability company

the following described real estate in Delaware County, Iowa:

Lot One (1) of Westridge Estates 12th Addition In The City Of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2019, Page 1562

This Special Warranty Deed is in partial consummation of Real Estate Contract dated April 11, 2018, filed April 12, 2018 in Book 2018, Page 942 of the records of Delaware County, Iowa in consideration of \$84,303.89.

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: 7/9/19

Gary L. Boge
Gary L. Boge, Trustee (Grantor)

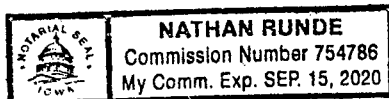
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 7/9/19, by Gary L. Boge, Trustee of The Gary L. Boge Revocable Trust dated July 27, 2012.



Nathan Runde
Signature of Notary Public