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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)

Todd J Locher, 202 2nd Ave NW, PO Box 7 Farley, Iowa 52046

Phone: (563) 744-3359

Taxpayer Information: (Name and complete address)

Donald J. and Carla M. Sullivan, 1954 210th St, Manchester, IA 52057

Return Document To: (Name and complete address)

Todd J Locher, 202 2nd Ave NW, PO Box 7 Farley, Iowa 52046

Grantors:

Mary Lou Gentz, n/k/a Mary Lou Houlihan

Grantees:

Donald J. Sullivan

Carla M. Sullivan

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Mary Lou Gentz, n/k/a Mary Lou Houlihan, single
do hereby Convey to Donald J. Sullivan and Carla M. Sullivan,
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:

The West three hundred seventy five (375) feet of the South three hundred forty five (345) feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Seven (27), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.

This Deed is given in full satisfaction of a Real Estate Contract Installments dated April 24, 2017, and filed for record May 5, 2017, at Book 2017. Page 1249. Grantor warrants the property to be free from encumbrance except as to any liens or encumbrance created or suffered to be created by the acts or defaults of Grantees.

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: 7-1-2021

Mary L. Gentz
Mary Lou Gentz, n/k/a Mary Lou Houlihan (Grantor)

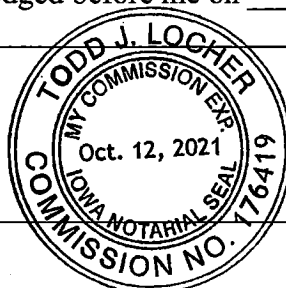
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 7-1-2021, by Mary Lou Gentz, n/k/a Mary Lou Houlihan, single



[Signature]
Signature of Notary Public