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Document 2021 2880 Type 03 001 Pages 2
Date 8/11/2021 Time 9:24:22AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$199.20
Rev Stamp# 327

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WJ

Return To: Thomas and Susan A. Tibbott, 2372 Jefferson Road, Manchester, Iowa 52057

Taxpayer: Thomas and Susan A. Tibbott, 2372 Jefferson Road, Manchester, Iowa 52057

Preparer: George A Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112



SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Alvin L. Tibbott and Sarah A. Tibbott, husband and wife, do hereby Convey to Thomas Tibbott and Susan A. Tibbott, 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 S $\frac{1}{2}$ of the SE $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 90 North, Range 4 West of the Fifth P.M., subject to public roads and highways, and electric line easements, if any

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated December 28, 2012, and filed for record on December 28, 2012, in Book 2012, Page 4636. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before December 28, 2012, and against the lawful claims of all persons claiming by, through or under us or either of us since December 28, 2012.

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: 10 day of August, 2021

Alvin L. Tibbott
Alvin L. Tibbott, Grantor

Sarah A. Tibbott
Sarah A. Tibbott, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on Aug. 10 2021, by Alvin L. Tibbott and Sarah A. Tibbott, husband and wife.



Janet M. Diers
Signature of Notary Public