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Rev Transfer Tax \$141.60
Rev Stamp# 328

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: David G. Tibbott, 1247 252nd Avenue, Greeley, Iowa 52050

Taxpayer: David G. Tibbott, 1247 252nd Avenue, Greeley, Iowa 52050

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 David G. Tibbott, a single person, the following described real estate in Delaware County, Iowa:

Lot One (1), except that part thereof lying North and West of the public road, of Subdivision of East One-half (E1/2) of Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., and the Northwest Quarter (NW 1/4) of Southwest Quarter (SW 1/4) of Section Fifteen (15), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., Lots 2, 3, and 4 of Subdivision of E 1/2 of SE 1/4 of Section 16, and East 5 acres of SW 1/4 of SE 1/4 of Section 16, all in Township 90 North, Range 4, West of the 5th P.M., except commencing at SE corner of SE 1/4 of said Section 16, and running North on the East line of said quarter 1352 feet to the middle of road along the North side of premises described herein, thence in a Westerly direction 138.5 feet, thence in a NWly direction 257.9 feet, thence in a Wly direction 271 feet and further 212.3 feet, thence in a SWly direction 281.4 feet, thence SW 219.6 feet, thence in a Sly direction 349.2 feet, thence in a SWly direction 464.4 feet, thence 605 feet, thence East 165 feet to SW corner of SE 1/4 of SE 1/4 of said Section 16, thence East 1320 feet along South line of said quarter to the place of beginning; and S1/2 of NW 1/4 of SE 1/4 of Section 16, Township 90 North, Range 4, except commencing at Southwest corner of said NW 1/4 of SE 1/4, thence North 11 3/4 rods, thence East 70 rods, thence South 11 3/4 rods, thence West 70 rods to beginning, 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 September 14, 2012, and filed for record on September 27, 2012, in Book 2012, Page 3263 and Corrected Real Estate Contract dated November 12, 2012, and filed for record on November 13, 2012, in Book 2012, Page 3865. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before September 14, 2012, and against the lawful claims of all persons claiming by, through or under us or either of us since September 14, 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.

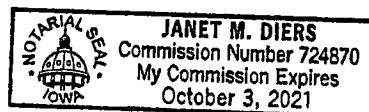
Dated: 10th day of August, 2021

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