

Recorded: 12/9/2021 at 3:23:21.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$95.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4257

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Kammiller Rental Properties, LLC, 17438 Kammiller Lane, Durango, IA 52039

Return Document To: Kammiller Rental Properties, LLC, 17438 Kammiller Lane, Durango, IA 52039

Grantors: Brian Joseph Wulfekuhle

Grantees: Kammiller Rental Properties, LLC

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, Brian Joseph Wulfekuhle, a single person, does hereby Convey to Kammiller Rental Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Parcel "A" in the Northeast Quarter of the Southeast Quarter of Section 32, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, subject to easements of record, per Plat recorded in Book 2010, Page 2065

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated February 9, 2011, and filed for record on February 14, 2011, in Book 2011, Page 594. Grantor warrants the title against the lawful claims of all persons whomsoever arising on or before February 9, 2011, and against the lawful claims of all persons claiming by, through or under me since February 9, 2011.

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.

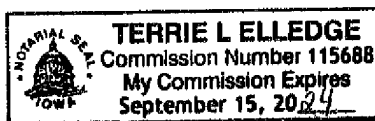
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12-9-2021

Brian Joseph Wulfekuhle
Brian Joseph Wulfekuhle, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 9, 2021 by Brian Joseph Wulfekuhle, single.



Terrie L. Elledge
Signature of Notary Public