

Recorded: 1/3/2022 at 3:28:39.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$958.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 29

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: Kevin W. Gentz, 1105 290th Avenue, Colesburg, IA 52035

Return Document To: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040

Grantors: Ruth Gentz

Grantees: Kevin W. Gentz

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, Ruth Gentz, widow and not remarried, does hereby Convey to Kevin W. Gentz, the following described real estate in Delaware County, Iowa:

The South Half (S 1/2) of the Northeast Quarter (NE 1/4), except the North 198 feet of the East 305 feet thereof, and the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), all in Section 25, Township 90 North, Range 4, West of the Fifth P.M. and the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), of Section 25, Township 90 North, Range 4, West of the Fifth P.M.

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated October 9, 2008, and filed for record on January 14, 2009, in Book 2009, Page 170. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before October 9, 2008, and against the lawful claims of all persons claiming by, through or under me since October 9, 2008.

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.

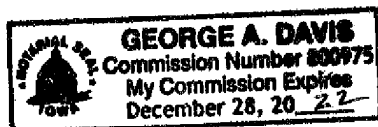
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 22, 2021

Ruth Gentz
Ruth Gentz, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 22, 2021 by Ruth Gentz, widowed and not remarried.



[Signature]
Signature of Notary Public