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Date 1/18/2022 Time 9:37:40AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$696.80

Rev Stamp# 34

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

Preparer/Return to:

✓ Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Phone: 563-744-3359

Taxpayer Information:

Todd A. and Angela K. Summers, 1776 Buchanan Delaware Ave, Masonville, IA 50654

Grantors:

William E. Gearhart

Grantees:

Todd A. Summers and Angela K. Summers

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, William E. Gearhart, a single person, does hereby Convey to Todd A. Summers and Angela K. Summers, 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 Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty four (24), and the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Five (25), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., except that part condemned by Condemnation Proceedings recorded in Book R Misc., Page 106, and also except the North two hundred sixty two (262) feet of the South three hundred sixty two (362) feet of the East one hundred fifty four (154) feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty Four (24).

This deed is given in consummation of a Real Estate Contract – Installments dated October 29, 2021 and filed November 1, 2021 as Book 2021 Page 3817 of the records of Delaware County, Iowa.

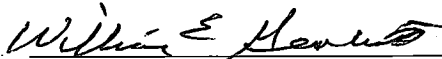
This deed is exempt according to Iowa Code 428A.2(1).

Grantor warrants title for all claims through or under the Grantor is existence on or before October 29, 2021.

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 this 13th day of January, 2022.


William E. Gearhart, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on January 13, 2022 by William E. Gearhart.


Signature of Notary Public