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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$671.20

Rev Stamp# 74

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: James W. Radig, 425 Second St SE, Suite 900, Cedar Rapids, Iowa 52401, Phone: (319) 363-8199

WV
Taxpayer Information: Ronald Vorwald and Mary Vorwald, 3254 245th St., Worthington, IA 52078

Return Document To: Ronald Vorwald, 3254 245th St., Worthington, IA 52078

Grantors: Christy Pratt as trustee of the Cheryl A. Gaul Revocable Trust, dated February 2, 2021

Grantees: Ronald Vorwald and Mary Vorwald

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

BK 2021, PG 2086.

SPECIAL WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Christy L. Pratt, as Trustee of the Cheryl A. Gaul Revocable Trust Dated February 2, 2021, hereby conveys, transfers and assigns to Ronald Vorwald and Mary Vorwald, husband and wife, as joint tenants with rights of survivorship, all her right, title, and interest in and to the following real estate located in Delaware County, Iowa:

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) and the West Thirty-nine and One-half (39 ½) acres of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and the South One (1) Rod of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼), All in Section Eleven (11), Township Eighty-eight (88) North, Range Three (3) West of the 5th Principal Meridian, Delaware County, Iowa;

and

A strip of land eight (8) feet and six (6) inches in width and eighty (80) rods in length (more or less) running East and West off the North side of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Fourteen (14) in Township Eighty-eight (88) North, Range Three (3), West of the 5th P.M., and containing one-fourth (1/4) of an acre more or less;

and

All right, title and interest to a certain easement dated September 8, 1950, recorded on September 24, 1951, in Book 76 of Deeds on Page 516, in Delaware County Recorder's Office, on and over:

The South Eight (8) feet of the North Thirty Nine and One-Half (39 ½) acres of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Eleven (11), Township Eighty-Eight (88) North, Range Three (3), such premises situated in Delaware County, Iowa.

Grantor does 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 Grantor, except as may be above stated.

This Deed is given in full satisfaction of that Real Estate Contract recorded June 8, 2021 at BK 2021, PG 2086.

Dated: February 3, 2022

Christy L Pratt

Christy L. Pratt, as Trustee of the Cheryl A. Gaul Revocable Trust Dated February 2, 2021

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This instrument was acknowledged before me on the 3rd day of February, 2022 by Christy L. Pratt, as Trustee of the Cheryl A. Gaul Revocable Trust Dated February 2, 2021.

Rylie M. Waite

Notary Public in and for said State

