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Document 2022 1177 Type 03 001 Pages 3
Date 4/13/2022 Time 12:08:01PM
Rec Amt \$20.00* Aud Amt \$5.00
Rev Transfer Tax \$399.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Werner Hellmer, 137 First Avenue E, PO Box 342, DYERSVILLE, IA 52040-0342, Phone: 563-875-9733

Taxpayer Information: All Star Equity Partners, LLC, 2673 210th St., Earlville, IA 52041

Return Document To: Werner Hellmer, 137 First Avenue E, PO Box 342, DYERSVILLE, IA 52040-0342

Grantors: Theresa A. Neuhaus, Jeffrey D. Neuhaus and Ann Boeckenstedt

Grantees: All Star Equity Partners, 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, Theresa A. Neuhaus and Jeffrey D. Neuhaus, wife and husband, and Ann Boeckenstedt, a single person, do hereby Convey to All Star Equity Partners, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Dubuque County, Iowa:

Lot 1 of a Subdivision of a parcel in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twenty Six (26), Township Eighty Nine (89) North, Range Four (4), West of the 5th P.M., Delaware County, Iowa, according to the Plat recorded in Book 5 Plats, Page 151 and subject to easements of record.

This deed is given in full satisfaction of a Real Estate Contract dated March 1, 2017 and filed on March 13, 2017, as Document No. 2017-730 in the records of the Dubuque County Recorder.

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: March 30th, 2022

Theresa A. Neuhaus
Theresa A. Neuhaus, Grantor

Jeffrey D. Neuhaus
Jeffrey D. Neuhaus, Grantor

Ann Boeckenstedt
Ann Boeckenstedt, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 30, 2022 by
Theresa A. Neuhaus, married.

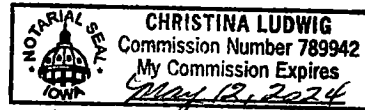
Christina Ludwig
Signature of Notary Public



STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 30, 2022 by
Jeffrey D. Neuhaus, married.

Christina Ludwig
Signature of Notary Public



STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 30, 2022 by
Ann Boeckenstedt, single.

Christina Ludwig
Signature of Notary Public

