



Book 2022 Page 1796

Document 2022 1796 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$44.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**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:** Brittany Wulfekuhle, 1156 State Hwy. 38, Greeley, IA 52050

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

Grantors: Leanna M. Feldmann

Grantees: Brittany Wulfekuhle

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, Leanna M. Feldmann, a single person does hereby Convey to Brittany Wulfekuhle, the following described real estate in Delaware County, Iowa:

Parcel 2022-48; in the Northwest Quarter of the Southwest Quarter and Parcel 2022-49; in the Northwest Quarter of the Southwest Quarter all in Section 28, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa per Plat recorded in Book 2022, Page 1379

This deed is given in partial consummation of the terms of a Real Estate Contract between the parties hereto, dated January 1, 2018, and filed for record on February 20, 2019 in Book 2019, Page 357. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before January 1, 2018, and against the lawful claims of all persons claiming by, through or under me since January 1, 2018.

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.

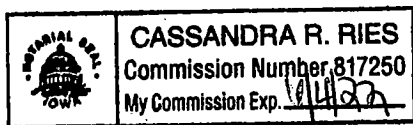
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6/4/22

Leanna M. Feldmann
Leanna M. Feldmann, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 4, 2022 by Leanna M. Feldmann, single.



Cassandra R. Ries
Signature of Notary Public