

Recorded: 8/25/2022 at 2:19:48.0 PM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$78.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2551

**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:** John J Vontalge and Alice R Vontalge, 519 1st Street SW, Epworth, IA 52045

**Return Document To:** John J Vontalge, 519 1st Street SW, Epworth, IA 52045

**Grantors:** Paul R Swenka and Jane L Swenka

**Grantees:** John J Vontalge and Alice R Vontalge

**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, Paul R Swenka and Jane L Swenka, a married couple do hereby Convey to John J Vontalge and Alice R Vontalge, as 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:

See attached Exhibit A and Exhibit A-1 for legal descriptions.

Provided, however that Paul R Swenka and Jane L Swenka can continue to reside in the house located at 1186 252nd Ave, Greeley, Iowa, as long as either is physically and mentally able. Paul R Swenka and Jane L Swenka can continue to store and maintain possessions and equipment at their residence and use 1/2 machine shed while in the residence. The residence shall include the house, yard, garden and immediate area around the house. This provision applies to the property described on Exhibit A and Exhibit A-1.

This Deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated November 26, 2013, and filed for record on December 2, 2013, in Book 2013, Page 3713. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before November 26, 2013, and against the lawful claims of all person claiming by, through or under us or either of us since November 26, 2013.

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.

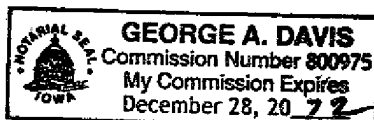
Dated: August 24, 2022

Paul R Swenka  
Paul R Swenka, Grantor

Jane L Swenka  
Jane L Swenka, Grantor

STATE OF IOWA, COUNTY OF Jubaque

This record was acknowledged before me on August 24, 2022 by Paul R Swenka and Jane L Swenka, a married couple.



George A. Davis  
Signature of Notary Public

EXHIBIT A

An undivided one-half interest in:

The East One-half ( $E \frac{1}{2}$ ) of the Southeast Quarter ( $SE \frac{1}{4}$ ) of Section Ten (10), Township Ninety North (T90N), Range Four West (R4W) of the Fifth P.M. Delaware County, Iowa;

EXCEPT Parcel L and Parcel M part of the Northeast Quarter ( $NE \frac{1}{4}$ ) of the Southeast Quarter ( $SE \frac{1}{4}$ ) of Section Ten (10), Township Ninety North (T90N), Range Four West (R4W), Delaware County, Iowa, recorded in Book 2008, Page 1701

FUTHER EXCEPTING Parcel A part of the Southeast Quarter ( $SE \frac{1}{4}$ ) of the Northeast Quarter ( $NE \frac{1}{4}$ ) and Part of the Northeast Quarter ( $NE \frac{1}{4}$ ) of the Southeast Quarter ( $SE \frac{1}{4}$ ) all of Section Ten (10), Township Ninety North (T90N), Range Four West (R4W), Delaware County, Iowa, recorded in Book 7, Page 93

And FURTHER EXCEPTING: Commencing at the Southwest corner of the Southwest Quarter ( $SW \frac{1}{4}$ ) of the Southeast Quarter ( $SE \frac{1}{4}$ ) of Said Section 10, thence North  $1^{\circ}19'$  West 3,206.8 feet along the West line of the East one-half ( $E \frac{1}{2}$ ) of said Section 10, thence South  $89^{\circ}57'$  East 1,688.1 feet, thence South  $36^{\circ}58'$  East 255.2 feet, thence Southeasterly 183.7 feet along a 1878.41 feet radius curve concave Southwesterly and tangent to the previous course, thence South  $19^{\circ}12'$  West 651.8 feet tangent to the previous course, thence Southerly 379.96 feet along a 492.95 feet radius curve concave Easterly and tangent to the previous course, thence South  $24^{\circ}58'$  East 705.2 feet tangent to the previous course, thence Southerly 151.89 feet along a 372.05 feet radius curve Westerly and tangent to the previous course, thence South  $89^{\circ}06'$  West 350.4 feet, thence South  $68^{\circ}23'$  West 252.4 feet, thence South  $1^{\circ}19'$  East 877.9 feet to the Southeast corner of the Southwest Quarter ( $SW \frac{1}{4}$ ) of the Southeast Quarter ( $SE \frac{1}{4}$ ) of said Section 10, thence South  $86^{\circ}44'$  West 1,366.3 feet along the South line of the Southwest Quarter ( $SW \frac{1}{4}$ ) of the Southeast Quarter ( $SE \frac{1}{4}$ ) of said Section 10 to the point of beginning, said parcel containing approximately 118.9 acres subject to road right of way and easements of record. The South line of the Southwest Quarter ( $SW \frac{1}{4}$ ) of the Southeast Quarter ( $SE \frac{1}{4}$ ) of said Section 10 is assumed to bear South  $86^{\circ}44'$  West.

Exhibit A-1

The property on Exhibit A described after "And FURTHER EXCEPTING" is also described as follows:

Parcel 2020-83, part of the N $\frac{1}{4}$ -SE  $\frac{1}{4}$  and Parcel 2020-84, part of the NE  $\frac{1}{4}$  and part of the SE  $\frac{1}{4}$  all in Section Ten (10), Township Ninety North (T90N), Range 4 West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 3601.

And

Parcel B, part of the E  $\frac{1}{2}$  of Section Ten (10), Township Ninety North (T90N), Range 4 West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 1999, Page 514.