

Recorded: 9/2/2022 at 8:31:25.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$1,023.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2627

**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:** Loras J. Sabers, 1927 150th Street, Manchester, IA 52057

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

**Grantors:** Thomas J. Sullivan and Christal L. Sullivan

**Grantees:** Loras J. Sabers

**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, Thomas J. Sullivan and Christal L. Sullivan, husband and wife, do hereby Convey to Loras J. Sabers, a single person, the following described real estate in Delaware County, Iowa:

Parcel B in the West one-half (W1/2) of the Northwest Fractional Quarter (NWfr1/4) of Section Four, Township 90 North, Range Four, West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2006, Page 2250 of the records of the Delaware County Recorder; and the East one-half (E1/2) of the Northwest Fractional Quarter (NWfr1/4); the Northwest Fractional Quarter (NWfr1/4) of the Northeast Quarter (NE1/4); and Parcel 2015-98 part of N 1/2 SW 1/4 NE 1/4 all in Section Four, T90N, R4W, Delaware County, Iowa, according to plat recorded in Book 2015, Page 2689

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated December 21, 2015, and filed for record on December 22, 2015, in Book 2015, Page 3439. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before December 21, 2015, and against the lawful claims of all persons claiming by, through or under us or either of us since December 21, 2015.


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.

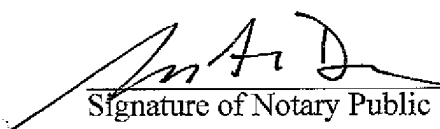
Dated: September 1, 2022

  
Thomas J. Sullivan, Grantor

  
Christal L. Sullivan, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 1st, 2022 by  
Thomas J. Sullivan and Christal L. Sullivan, husband and wife.

  
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Signature of Notary Public

