

Recorded: 10/5/2022 at 2:26:01.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$295.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3011

Return To: Ronald J. and Debra S. Mensen, 2835 197th Street, Earlville, Iowa 52041
Taxpayer: Ronald J. and Debra S. Mensen, 2835 197th Street, Earlville, Iowa 52041
Preparer: George A Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112



SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Carlyn Sellner, a single person, does hereby Convey to Ronald J. Mensen and Debra S. Mensen, 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:

"Parcel E" in that portion of the Northeast Quarter of the Southwest Fractional Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Nineteen (19), Township Eighty-Nine (89) North, Range Three (3) West of the 5th Principal Meridian, Delaware County, Iowa, Plat of Survey recorded on August 2, 2004 in Book 2004, Page 2901, consisting of 5.11 acres, including .073 acres of existing R.O.W.

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated August 10, 2004, and filed for record on August 16, 2004, in Book 2004, Page 3049. Grantor warrants the title against the lawful claims of all persons whomsoever arising on or before August 10, 2004, and against the lawful claims of all persons claiming by, through or under me since August 16, 2004..

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 23, 2022.

Carlyn A. Sellner
Carlyn Sellner, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 23, 2022, by Carlyn Sellner.

GA Davis
Signature of Notary Public

