



Book 2022 Page 3280

Document 2022 3280 Type 03 001 Pages 3

Date 11/01/2022 Time 8:04:01AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$9.60

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: Duane and Mary Thole, 20025 Stonebriar Lane, Dyersville, Iowa
52040

ENV
(X)

Return Document To: Duane and Mary Thole, 20025 Stonebriar Lane, Dyersville, Iowa 52040

Grantors: Golden Acres Limited Company

Grantees: Duane Thole and Mary Thole

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

0



SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Golden Acres Limited Company, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Duane Thole and Mary Thole, 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:

Parcels 2020-61 in the northwest quarter of the northeast quarter of Section 25, Township 89 North, Range 3 West of the 5th P.M., per plat recorded in Book 2020, Page 2446, Delaware County, Iowa, and more particularly as follows:

Beginning at the northeast corner of said quarter-quarter section;

Thence south 00°11'44" east, 667.05 feet along the east line of said quarter-quarter section;

Thence north 89°42'52" west, 15.00 feet;

Thence north 00°11'44" west, 667.05 feet to the north line of said quarter-quarter section;

Thence south 89°44'04" east, 15.00 feet along said quarter-quarter section line to the point of beginning;

Containing 0.229 acre, subject to easements and restrictions of record

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated August 5, 2020, and filed for record on August 27, 2020, in Book 2020, Page 2921. Grantor warrants the title against the lawful claims of all persons whomsoever arising on or before August 5, 2020, and against the lawful claims of all persons claiming by, through or under us since August 5, 2020.

Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 – deed given in consummation of a previously recorded contract.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: October 6, 2022

Golden Acres Limited Company, an Iowa
limited liability company

By Tom Fitzgerald
Tom Fitzgerald, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 6, 2022,
by Tom Fitzgerald, as Member, of Golden Acres Limited Company a limited liability company.

George A. Davis
Signature of Notary Public

