



Book 2023 Page 968

Document 2023 968 Type 03 001 Pages 2  
Date 5/05/2023 Time 10:38:13AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$111.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**SPECIAL WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** Kenneth Hempstead and Karen Hempstead, 2362 Jefferson Road, Manchester, Iowa 52057

<sup>ENV</sup>  
 **Return Document To:** Kenneth Hempstead and Karen Hempstead, 2362 Jefferson Road, Manchester, Iowa 52057

**Grantors:** Alan J. Krogmann and Ellen M. Krogmann

**Grantees:** Kenneth Charles Hempstead and Karen Kay Hempstead

**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, Alan J. Krogmann and Ellen M. Krogmann, husband and wife, do hereby Convey to Kenneth Charles Hempstead and Karen Kay Hempstead, 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:

That part of the North one-half (N1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, described as commencing at a point on the West line of New Street ten (10) rods North of the South line of said North one-half (N1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), and running thence West one hundred twenty (120) feet, thence North sixty six (66) feet, thence East one hundred twenty (120) feet to the West line of New Street, thence South sixty six (66) feet to the point of beginning; also the South one-half (S1/2) of Lot Four (4), Block Two (2), Gales Sub-Division to Manchester, Delaware County, Iowa according to plat recorded in Book 2 Plats, Page 93

This deed is given in fulfillment of a real estate contract filed September 22, 2014 in Book 2014, Page 2362.

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.

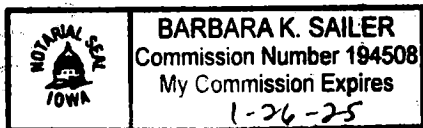
Dated: May 4, 2023

Alan J. Krogmann
Alan J. Krogmann, Grantor

Ellen M. Krogmann
Ellen M. Krogmann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 4, 2023 by Alan J. Krogmann and Ellen M. Krogmann, husband and wife.



Barbara K. Sailer
Signature of Notary Public