

Recorded: 3/22/2024 at 11:43:29.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$1,842.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 624

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

**Preparer Information:** Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** Martin D. and Rita L. Wulfekuhle, 1539 120th Street, Strawberry Point, Iowa 52076

**Return Document To:** Martin D. and Rita L. Wulfekuhle, 1539 120th Street, Strawberry Point, Iowa 52076

**Grantors:** Elaine M. Wulfekuhle

**Grantees:** Martin D. Wulfekuhle and Rita L. Wulfekuhle

**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, Elaine M. Wulfekuhle, a single person, does hereby Convey to Martin D. Wulfekuhle and Rita L. Wulfekuhle, 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:

The East one-half ( $E\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ), and the East one-half ( $E\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ), and the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Eleven (11); and the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Twelve (12); all in Township Ninety (90) North, Range Six (6), West of the Fifth P.M.

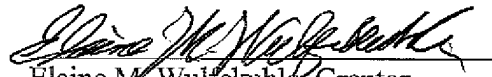
This deed is given in consummation of the terms of a Real Estate Contract Installments between the parties hereto, dated February 17, 2009, and filed for record on February 25, 2009, in Book 2009, Page 733 and an Amended Real Estate Contract Installments dated January 14, 2010, and filed for record on January 20, 2010, in Book 2010, Page 192. Grantor warrants the title against the lawful claims of all persons whomsoever arising on or before February 17, 2009, and against the lawful claims of all persons claiming by, through or under me since February 17, 2009.

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.

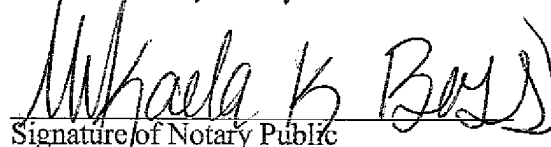
Dated: March 21, 2024

  
Elaine M. Wulfekuhle, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 21, 2024 by  
Elaine M. Wulfekuhle, a single person.



  
Signature of Notary Public