

Recorded: 11/19/2024 at 11:25:33.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$415.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2919

**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:** Anthony R. Walters, 1604 5th Street SE, Dyersville, IA 52040

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

**Grantors:** James A. Pirc and Janet M. Pirc

**Grantees:** Anthony R. Walters

**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, James A. Pirc and Janet M. Pirc, husband and wife, do hereby Convey to Anthony R. Walters, a single person, the following described real estate in Delaware County, Iowa:

**This deed is exempt according to Iowa Code 428A.2(1).**

Lot One (1) of Pirc 2nd Addition in the City of Dyersville, Delaware County, Iowa, according to Plat recorded in Book 2014, Page 2936

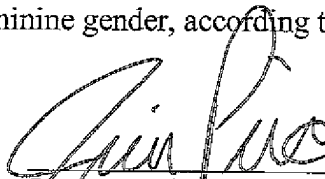
This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated December 30, 2021, and filed for record on January 11, 2022, Book No. 2022 PG: 121. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before December 30, 2021, and against the lawful claims of all persons claiming by, through or under us since December 30, 2021.

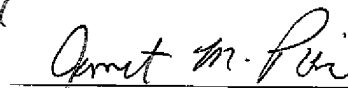
Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 – deed given in consummation of a previously recorded contract.

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.

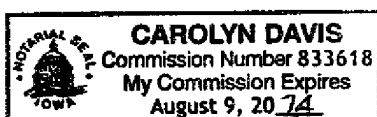
Dated: 30<sup>th</sup> day of December, 2021.

  
James A. Pirc, Grantor

  
Janet M. Pirc, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on this 30<sup>th</sup> day of December, 2021 by James A. Pirc and Janet M. Pirc, husband and wife.



  
Signature of Notary Public