

Recorded: 12/3/2024 at 8:24:09.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$479.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3005

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: Kurt J. and Kathy A. Knipper, 3117 245th Street, Earlville, Iowa 52041

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

Grantors: J. Gerald Knipper

Grantees: Kurt J. Knipper and Kathy A. Knipper

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, J. Gerald Knipper, a single person, does hereby Convey to Kurt J. Knipper and Kathy A. Knipper, 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:

The N 1/2 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 15, Township 88 North, Range 3 West of the 5th P.M.

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated December 14, 2006, and filed for record on December 28, 2006, in Book 2006, Page ~~4494~~. Grantor warrants the title against the lawful claims of all persons whomsoever arising on or before December 14, 2006, and against the lawful claims of all persons claiming by, through or under me since December 14, 2006.

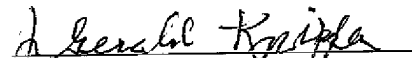
Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 – deed given in consummation of a previously recorded contract.

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.

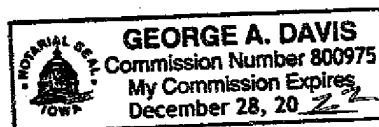
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

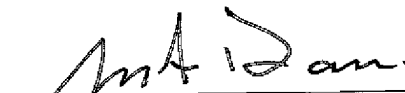
Dated: November 18, 2022.


J. Gerald Knipper, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 18, 2022 by J. Gerald Knipper.




Signature of Notary Public