

Recorded: 12/26/2024 at 10:32:03.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$655.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 3212

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

**Preparer Information:**

Janette S. Voss, 301 East Main St., P.O. Box 138, Anamosa, IA 52205, Phone: 319-462-4935

**Taxpayer Information:**

Stahlberg, LLC, 313 E. 1<sup>st</sup> St., Monticello, IA 52310

**Return Document To:**

Janette S. Voss, 301 East Main St., P.O. Box 138, Anamosa, IA 52205

**Grantors:**

M. Lester Stahlberg and Linda M. Stahlberg

**Grantees:**

Stahlberg, LLC, 313 E. 1<sup>st</sup> St., Monticello, IA 52310

**Legal Description:**

See Page 2

**Document or instrument number of previously recorded documents:**

BK: 2022 PG: 1215

## SPECIAL WARRANTY DEED

For the consideration of One and No/100 Dollars and other valuable consideration, **M. LESTER STAHLBERG** and **LINDA M. STAHLBERG**, husband and wife, do hereby Convey to **STAHLBERG LLC**, a limited liability company, the following described real estate in Delaware County, Iowa:

**Northeast Quarter (NE ¼) of the Northeast Quarter of Section 31; Parcel 2013-115 in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) according to plat recorded in Book 2013 Page 3852; the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 30; all in Township Eighty-eight North (T88N), Range 3, West of the 5<sup>th</sup> P.M., Subject to roadways and easements of records.**

**Sellers shall be entitled to the right of possession and occupancy of the residence on the property during their life time.**

This deed is given and accepted in complete fulfillment of a Real Estate Contract - Installments for sale of the above-described property originally entered into by **M. Lester Stahlberg** and **Linda M. Stahlberg**, husband and wife, as contract vendors, and **Stahlberg LLC**, a limited liability company, as contract vendee, the contract being dated April 15, 2022, and filed for record on April 15, 2022, in Book 2022 at Page 1215, in the Delaware County, Iowa, Recorder's office. Grantors warrant title generally to the date of the contract and against their own acts subsequent to the date of the contract.

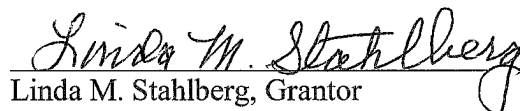
Notwithstanding any express or implied warranties contained herein, grantor herein makes no express or implied warranties as to the title subsequent to the date of the above contract.

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: December \_\_, 2024.

  
M. Lester Stahlberg, Grantor

  
Linda M. Stahlberg, Grantor

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on December 20, 2024 by M. Lester Stahlberg and Linda M. Stahlberg, husband and wife.

  
Signature of Notary Public

