



Book 2025 Page 773

Document 2025 773 Type 03 001 Pages 2
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: John A. and Colleen K. Bonert, 1470 310th Avenue, New Vienna, IA 52065

Return Document To: John A. and Colleen K. Bonert, 1470 310th Avenue, New Vienna, IA 52065

Grantors: Angela M. Kruse

Grantees: John A. Bonert and Colleen K. Bonert

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Real Estate Contract - Book 2005, Page 709

Partial Consummation - Book 2005, Page 2695



SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Angela M. Kruse, a single person, does hereby Convey to John A. Bonert and Colleen K. Bonert, 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:

Parcel "C" In Part Of The NW Fractional 1/4 Of The NW Fractional 1/4 Of Section 5, T89N, R3W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 4319

Parcels "E" and "F" of Part of Parcel "D" in the NW Fractional 1/4 of the NW Fractional 1/4 of Section 5, T89N, R3W of the 5th P.M., Delaware County, Iowa, per plat recorded in Book 2005, Page 315

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated March 2, 2005, and filed for record on March 3, 2005. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before March 2, 2005, and against the lawful claims of all persons claiming by, through or under us or either of us since March 2, 2005.

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.

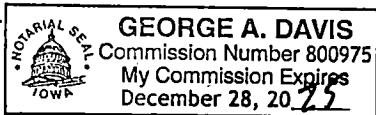
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 26, 2025

Angela M. Kruse
Angela M. Kruse, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 26, 2025 by Angela M. Kruse.



[Signature]
Signature of Notary Public