

Recorded: 5/6/2025 at 9:48:40.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1131

**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: Steven J. and Catherine A. Wiskus, 3062 Skip Level Road, Colesburg, IA 52035

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

Grantors: LaVern W. Wiskus and Doris Wiskus

Grantees: Steven J. Wiskus and Catherine A. Wiskus

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, LaVern W. Wiskus and Doris Wiskus, husband and wife, do hereby Convey to Steven J. Wiskus and Catherine A. Wiskus, 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 Northeast fractional quarter (NE 1/4) of the Northwest Quarter (NW 1/4), and Lot One (1) of the Subdivision of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), and Lot Seven (7) of the Subdivision of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) except Lot One (1) of Lot Seven (7), all in Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., according to plat recorded in Plat Book 1, Page 73-74

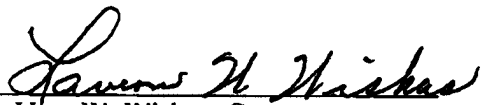
This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated September 1, 2017, and filed for record on September 8, 2017, in Book 2017, Page 2481. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before September 1, 2017, and against the lawful claims of all persons claiming by, through or under us or either of us since September 1, 2017.

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.

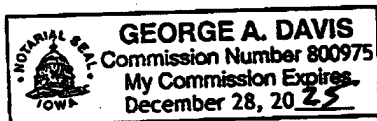
Dated: May 5, 2025


LaVern W. Wiskus, Grantor


Doris Wiskus, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on May 5, 2025 by LaVern W. Wiskus and Doris Wiskus, husband and wife.




Signature of Notary Public