

Recorded: 2/19/2026 at 8:03:43.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$179.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 389



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #105

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)

Daniel R. Krogmann, 2458 170th Street, Greeley, Iowa 52050

Return Document To: (Name and complete address)

George Davis, 225 First Avenue East, Dyersville, IA 52040

Grantors:

Rosemary Krogmann

Grantees:

Daniel R. Krogmann

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of Ten (\$10.00) Dollar(s) and other
valuable consideration, Rosemary Krogmann, widowed and not remarried

do hereby Convey to Daniel R. Krogmann

the following described real estate in Delaware County, Iowa:

The NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 except Parcel 2015-62, as recorded in
Book 2015, Page 2266, part of the S 1/2 of the NE 1/4 and the N 1/2 of the SE 1/4, Section 2, Township Eighty Nine North
Range 5 West of the 5th P.M., Delaware County, Iowa

AND

Parcel 2015-63, as recorded in Book 2015, Page 2265, part of the E 1/2 of the SW 1/4, Section 2, Township 89 North, Range 5
West of the 5th P.M., Delaware County, Iowa

***SEE ADDENDUM 1**

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated December 11,
2015, and filed for record by a Memorandum of Real Estate Contract filed for record on March 18, 2016, in
Book 2016, Page 668. Grantor warrants the title against the claims of all persons whomsoever arising on or
before December 11, 2015 and against the lawful claims of all persons claiming by, through or under me since
December 11, 2015.

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 11, 2015

Rosemary Krogmann
Rosemary Krogmann (Grantor)

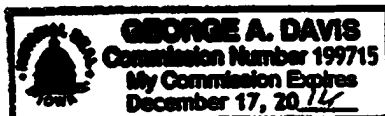
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 11th day of December, 2015,
by Rosemary Krogmann, widowed and not remarried and Daniel R. Krogmann.



George A. Davis
Signature of Notary Public

See Addendum 1

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.