

Recorded: 6/10/2026 at 1:36:49.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$622.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1571



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)

Thomas J. Krogmann, 1810 200th Avenue, Manchester, Iowa 52057

Return Document To: (Name and complete address)

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

Grantors:

Rosemary Krogmann

Grantees:

Thomas J. 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 Thomas J. Krogmann

the following described real estate in Delaware County, Iowa:

The South One-Half (S1/2) of the Southwest Quarter (SW1/4) of Section Eleven (11), and the Northwest Quarter of Section Fourteen, except the South four hundred twenty nine (429) feet of the North seven hundred forty eight (748) feet of the West four hundred fifty eight (458) feet of the Northwest Quarter (NW1/4) of Section Fourteen, Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated MAY 27, 2015, and filed for record by a Memorandum of Real Estate Contract filed for record on MAY 29, 2015, in Book 2015, Page 1313. Grantor warrants the title against the claims of all persons whomsoever arising on or before MAY 27, 2015, and against the lawful claims of all persons claiming by, through or under me since MAY 27, 2015.

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 27, 2015

Rosemary Krogmann
Rosemary Krogmann (Grantor)

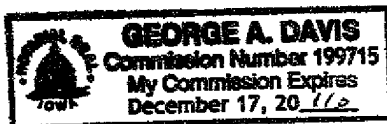
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 27 day of May, 2015,
by Rosemary Krogmann, widowed and not remarried



George A. Davis
Signature of Notary Public