

Recorded: 9/29/2026 at 11:33:42.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$177.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2854



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)

Paul R. Krogmann, 1692 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:

Paul 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 Paul R. Krogmann

the following described real estate in Delaware County, Iowa:

The Southwest Quarter (SW1/4) of Section Two (2), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian except the West three hundred thirty (330) feet of the South six hundred seventy five (675) feet of the Southwest Quarter (SW1/4) of Section Two (2), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. and except Parcel 2015-63, as recorded in Book 2015, Page 2265, part of the E 1/2 of the SW 1/4 of Section 2, Township 89 North, Range Five 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 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 666. 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.

SEE ATTACHED EXHIBIT A

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)

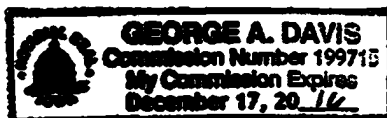
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

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



Ann A. Dan
Signature of Notary Public

EXHIBIT A

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.