Entered for taxation 20th day
of May AD 2015
Carla K. Becker Auditor
By R. H. Johnson Deputy

Recorded: 5/19/2015 at 10:59:34.0 AM
Fee Amount: $17.00
Revenue Tax: $182.40
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 1244
Rev #147 DOV #150

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Werner Hellmer, 137 First Ave. E, PO Box 342, Dyersville, IA 52040, Phone: (563) 875-9733

Taxpayer Information: (Name and complete address)
Justin D. Klein and Kendra S. Klein, 1630 299th Ave., Dyersville, IA 52040

Return Document To: (Name and complete address)
Werner Hellmer, 137 First Ave. E, PO Box 342, Dyersville, IA 52040

Grantors:
Russell A. Helle
Dawn K. Helle f/k/a Dawn K. Kavalier

Grantees:
Justin D. Klein
Kendra S. Klein

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 103	Werner Hellmer–	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of Ten and no/100 Dollar(s) and other valuable consideration, Russell A. Helle and Dawn K. Helle, f/k/a Dawn K. Kavalier, husband and wife do hereby Convey to Justin D. Klein and Kendra S. Klein, 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:

Lot Three (3) of Mormann Subdivision of part of Lot One (1) of the Subdivision of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Five (5), Township Eighty-Nine (89) North, Range Three (3), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 60.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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: 5-6-15

Russell A. Helle (Grantor)

Dawn K. Helle f/k/a Dawn K. Kavalier (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 6 day of May, 2015, by Russell A. Helle and Dawn K. Helle, f/k/a Dawn K. Kavalier.

Signature of Notary Public

THERESA A. NEUHAUS
Commission Number 759995
My Comm. Exp. 9-1-15

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