Entered for taxation 2nd day of June AD 2015
Craig K. Becker Auditor
By V. Hartong Deputy

Recorded: 6/2/2015 at 11:55:04.0 AM
Fee Amount: $17.00
Revenue Tax: $132.80
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 1365
DOV #167 REV #163

Legal Description on Page 2

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Kimberly Lange	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Robert Wessel, 37271 Colesburg, Rd., Colesburg, IA 52035
Preparer: Kimberly Lange, PO Box 10, Edgewood, IA 52042, (563) 928-7099
Taxpayer: Robert Wessel, 37271 Colesburg, Rd., Colesburg, IA 52035

WARRANTY DEED - JOINT TENANCY

For the consideration of $83,500.00 Dollar(s) and other valuable consideration, Dean F. Helmrichs and Mary Ann Helmrichs, husband and wife do hereby Convey to Robert J. Wessel and Julia R. Wessel, 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:
See 1 in Addendum

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: May 28, 2015.

Dean F. Helmrichs (Grantor)

Mary Ann Helmrichs (Grantor)

STATE OF IOWA, COUNTY OF Delaware
This record was acknowledged before me this 28 day of May, 2015 by Dean F. Helmrichs and Mary Ann Helmrichs.

Signature of Notary Public

ROBERT J. PHILIPP
Commission Number 154854
MY COMM. EXP. 2-1-17

(This form of acknowledgment for individual grantor(s) only)

Addendum

1. That part of Lots One (1) and Two (2) of Phelp's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats 91 and C, described as commencing at the Southwest corner of said Lot Two (2), thence North one hundred (100) feet on the lot line, thence East one hundred eighty five (185) feet, thence South one hundred (100) feet thence West on the lot line one hundred eighty five (185) feet to the place of beginning.