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Book 2015 Page 2277

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EA/ Midwest Littlement & Services
4812 Winonaith Ave Suite D
Cedar Falls, IA 50613

WARRANTY DEED
(Joint Tenancy)

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

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Russell A. Helle and Dawn K. Helle, 3253 172nd Street, Dyersville, Iowa 52040

Return Document To: (Name and complete address)
Russell A. Helle and Dawn K. Helle, 3253 172nd Street, Dyersville, Iowa 52040

Grantors:
Kenneth J. Helle
Rita M. Helle

Grantees:
Russell A. Helle
Dawn K. Helle

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	Steven E. Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $100,000.00 Dollar(s) and other valuable consideration, Kenneth J. Helle and Rita M. Helle, husband and wife do hereby Convey to Russell A. Helle and Dawn K. Helle, 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 Two (2) of Helle Homestead a Subdivision in the NW¼ NW¼, NE¼ NW¼ and the NW¼ NE¼ all in Section 11 T89N R3W of the 5th P.M. Delaware County, Iowa, according to plat recorded in Book 2014, Page 3082.

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: 8-17-15

Kenneth J. Helle (Grantor)

Rita M. Helle (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 17th day of August, 2015, by Kenneth J. Helle and Rita M. Helle

Signature of Notary Public

TRISH L. BRADFIELD
COMMISSION NO. 731898
MY COMMISSION EXPIRES
12-13-2017

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