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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Roger J. Kurt, 212 1st Ave. W., Cascade, IA 52033, Phone: (563) 852-3309

Taxpayer Information: (Name and complete address)
Kenneth J. Helle, 3625 172nd St., Dyersville, IA 52040

Return Document To: (Name and complete address)
Roger J. Kurt, 212 1st Ave. W., Cascade, IA 52033

Grantors:
Ardella M. Helle

Grantees:
Kenneth J. Helle
Rita M. Helle

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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SPECIAL WARRANTY DEED

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, Ardella M. Helle, a widow and not remarried do hereby Convey to Kenneth J. Helle and Rita M. 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:

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), except the North thirty six (36) feet thereof, and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), and the East one-half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), except the North thirty six (36) feet thereof, and the East one-half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), and the West thirty (30) acres of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), except ten (10) acres in square form in the Northeast corner thereof, and the North one-half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Eleven (11), all in Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., except Lot Two (2) and Lot Three (3) of Helle Homestead a Subdivision in the NW 1/4 NW 1/4, NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 all in Section 11 T89N R32 of the 5th P.M. Delaware County, Iowa, according to plat recorded in Book 2014, Page 3082, but including Lot One of said Helle Homestead.

*** This Deed is given in full consummation of a Real Estate Contract filed December 2, 2010 at Book 2010, Page 3871 in the Delaware County records.

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: 6-22-16

Ardella M. Helle
Ardella M. Helle (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 6-22-16, by Ardella M. Helle, a widow and not remarried.

NOTARIAL SEAL IOWA

Jennifer L. Burlage
Commission Number 747775
My Commission Expires
July 09, 2016

Jennifer L Burlage
Signature of Notary Public

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