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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 4th day
of November AD 2016
Cedar Becker Auditor
By T. Hildebrand Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Craig, Wilson & Flickinger, 316 1st Street East, Independene, IA 50644, Phone: (319) 334-6061

Taxpayer Information: (Name and complete address)
M/M Robert J. Demmer, 1444 150th Ave., Dundee, IA 52038

Return Document To: (Name and complete address)
M/M Robert J. Demmer, 1444 150th Ave., Dundee, IA 52038

Grantors:
Eugene E. Helle

Grantees:
Robert J. Demmer
Sharon K. Demmer

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of ONE (1.00) Dollar(s) and other valuable consideration, Eugene E Helle, widowed and single do hereby Convey to Robert J. Demmer and Sharon K. Demmer, husband and wife the following described real estate in Delaware County, Iowa: The SW¼ of the Northwest ¼ of Section 25, and that part of the West 28 acres of the NW¼ of the SW¼ of Section 25, lying ~~and~~ North of the railroad right of way, and the SE¼ of the NE¼ of Section 26, and that part of the NE¼ of the SE¼ of Section 26, lying North of the railroad right of way, all in Township 90 North, Range 6, West of the 5th P.M., subject to all easements of record.

This deed given to fulfill a real estate contract dated July 9, 1990 and recorded July 10, 1990 in Book 126, page 241 in the office of the Delaware County, Iowa Recorder. Original Grantor under contract Esther E. Helle died July 27, 2016 at Strawberry Point, Iowa.

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 on September 27, 2016.

Eugene E. Helle

Eugene E. Helle (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on September 27, 2016, by Eugene E. Helle.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

Signature of Notary Public

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