Book 2018 Page 1097

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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $9.60
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 26th day
of April AD 2018
Carla K. Becker, Auditor
By T. H. Lebrand Deputy

This instrument prepared by:
Countrywide Holdings, LLC, Deana K. Walocha, 405 No. 115th St., # 100, Omaha, NE 68154, Phone #: 402-399-9049
Return to: Mitchell J. & Haley M. Helle, 525 South Street, Ryan, IA 52330 Phone #: 563-920-9080
Mail tax statements to: Mitchell J. & Haley M. Helle, 525 South Street, Ryan, IA 52330
Phone #: 563-920-9080

WARRANTY DEED

The Grantor, **COUNTRYWIDE HOLDINGS, LLC,** a Nebraska Limited Liability Company, authorized to conduct business in the State of Iowa, for and in consideration of the sum of One Dollar(s) and 00/100--- ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, sell, convey unto **MITCHELL J. HELLE AND HALEY M. HELLE,** as joint tenants with full rights of survivorship and not as tenants in common, all right, title and interest of the Grantor, in and to the following described real estate, to-wit:

LOT ONE (1) AND THE NORTH SEVENTY-TWO (N 72) FEET OF LOT TWO(2) IN BLOCK FIFTEEN (15) IN THE TOWN OF RYAN, DELAWARE COUNTY, IOWA

Subject to all applicable building restrictions, restrictive covenants, easements, if any. Situated in the County of **DELAWARE** and State of Iowa, hereby releasing and waiving all rights.

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.

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company holds the real estate by title in fee simple; that it has 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Limited Liability Company further warrants that it is: Member-managed.

This deed is signed by a majority of the members, as appropriate. The undersigned has the authority to sign on behalf of the limited liability company.

This sale is made in the ordinary course of business of the limited liability company.

Dated this 25 day of April, 2018.

Countrywide Holdings, LLC, a Nebraska Limited Liability Company
By: U.S. Assets, LLC, a Nebraska Limited Liability Company

By: _____
Jim Skovsende, Member

By: _____
Axel Adair, Member

STATE OF NEBRASKA
COUNTY OF DOUGLAS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25 day of April, 2018, within my jurisdiction, the within named Jim Skovsende, Member and Axel Adair, Member who acknowledged that they are a Member of U.S. Assets, LLC, a Nebraska Limited Liability Company the sole member of Countrywide Holdings, LLC, a Nebraska Limited Liability Company, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said Limited Liability Company so to do.

_____
Ava Chester
My Commission Expires: April 5th, 2019

GENERAL NOTARY - State of Nebraska
AVA CHESTER
My Comm. Exp. April 5, 2019