Book 2019 Page 3388

2019 3388 Type 03 001 Pages 2
Date 12/02/2019 Time 12:50:55PM
Rec Amt $12.00 Aud Amt $15.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Return to Maureen A. Gronstal Bradley & Riley PC P.O. Box 2804 Cedar Rapids, IA 52406-2804 (319)363-0101 FAX (319)363-9824

Address tax statement: Lyle and Marsha Helle, 211 S. Radcliffe, Earlville, IA 52041

WARRANTY DEED

In consideration of ten dollars and other valuable consideration, LYLE HELLE, a married person, does hereby transfer and convey to LYLE W. HELLE and MARSHA A. HELLE, TRUSTEES OF THE LYLE W. AND MARSHA A. HELLE REVOCABLE TRUST U/D/O JULY 5, 2019, all of his right, title and interest in real estate located in Delaware County, Iowa legally described as follows:

SEE ATTACHED EXHIBIT "A"

Exempt from Transfer Tax and from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

MARSHA HELLE, spouse of LYLE HELLE, joins in this Deed for the sole purpose of relinquishing all rights of dower, homestead and distributive share in and to this real estate.

The Grantors do hereby covenant with Grantees, and successors in interest, that they have lawful authority to transfer and convey the real estate; that Grantors hold title to the real estate in fee simple; and that the real estate is free and clear of all liens and encumbrances, except as may be stated above. **Grantors do further hereby covenant with Grantees, and successors in interest, to warrant title and defend the real estate against the lawful claims of all persons or entities except as may be stated above.** Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

State of Iowa,

ss.

County of Jones

This instrument was acknowledged before me on this 22nd day of November, 2019, by LYLE HELLE and MARSHA HELLE, a married couple.

Maureen A. Gronstal
Notary Public in and for Said State

MAUREEN A. GRONSTAL Commission Number 178443 Iowa My Commission Expires October 1, 2021 NOTARIAL SEAL

Dated: November 22, 2019

Lyle Helle
LYLE HELLE, Grantor

Marsha Helle
MARSHA HELLE, Grantor

{02736666.DOC} © Bradley & Riley PC 2003

EXHIBIT "A"

THE SOUTH THIRTY-FOUR (34) FEET OF LOTS ONE (1) AND TWO (2), AND THE NORTH THIRTY-FOUR (34) FEET OF LOTS SEVEN (7) AND EIGHT (8), AND ALL OF THE ALLEY THAT LIES BETWEEN SAID LOTS ONE (1) AND TWO (2) AND LOTS SEVEN (7) AND EIGHT (8), ALL IN BLOCK TWENTY (20), EARLVILLE, FORMERLY NOTTINGHAM, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGE 346

AND

LOTS ONE (1), TWO (2), THREE (3), AND TEN (10), BLOCK SIXTEEN (16), IN PITKIN'S ADDITION TO NOTTINGHAM, NOW EARLVILLE, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I L. D., PAGES 456-457

AND

THE EAST SEVENTY-NINE (79.0) FEET OF THE WEST ONE HUNDRED-EIGHTY AND FIVE TENTHS (180.5) FEET OF THE SOUTH EIGHTY-EIGHT (88.0) FEET OF LOT SEVEN (7) OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FOUR (4) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED IN BOOK A PLATS, PAGE 72