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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $343.20
Rev Stamp# 481 DOV# 508

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

ew
Manchester Comm CU
P.O. Box 179
Manchester IA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Kyle K. Topping and Heidi A. Topping, 1838 180th St, Manchester, Iowa 52057

Return Document To:
Kyle K. Topping and Heidi A. Topping, 1838 180th St, Manchester, Iowa 52057

Grantors:
Bruce A. Helle and Gail S. Helle

Grantees:
Kyle K. Topping and Heidi A. Topping

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED
JOINT TENANCY

For the consideration of $215,000.00 Dollar(s) and other valuable consideration, Bruce A. Helle and Gail S. Helle, husband and wife do hereby Convey to Kyle K. Topping and Heidi A. Topping, 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:

That part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Sixteen (16), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point on the North line of said Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) one hundred twenty (120) rods East of the Northwest corner of said Section Sixteen (16), said point being in the center of the highway, thence South three hundred fourteen (314) feet, thence West ninety one and eight-tenths (91.8) feet, thence South 0° 46' West ten (10) feet, thence South 88° 15' West one hundred twenty eight and four-tenths (128.4) feet, thence North 2°-10' East three hundred twenty eight (328) feet to the North line of said Section Sixteen (16), thence East one hundred ninety five and three-tenths (195.3) feet to the point of beginning.

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: November 25, 2019.

Bruce A. Helle, Grantor

Gail S. Helle, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 25, 2019, by Bruce A. Helle and Gail S. Helle, husband and wife,.

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021

Signature of Notary Public

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