Book 2020 Page 3313
Document 2020 3313 Type 03 001 Pages 3
Date 9/23/2020 Time 2:57:33PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $631.20
Rev Stamp# 405 DOV# 386
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# 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:**
Sean M. Hauser & Debra A. Hauser, 1636 220th St, Manchester, IA 52057

**Return Document To:**
Sean M. Hauser & Debra A. Hauser, 1636 220th St, Manchester, IA 52057

**Grantors:**
Terry Joseph Helle and Lynne Marie Helle

**Grantees:**
Sean M. Hauser and Debra A. Hauser

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** _____

# WARRANTY DEED
# JOINT TENANCY

For the consideration of $10.00 Dollar(s) and other valuable consideration, Terry Joseph Helle and Lynne Marie Helle, husband and wife, do hereby Convey to Sean M. Hauser and Debra A. Hauser, 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 Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) and the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Thirty Four (34), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., except that part described as commencing at the Southeast corner of said Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) and running thence North five hundred forty six and four-tenths (546.4) feet, thence North 58° 35' West three hundred forty nine and four-tenths (349.4) feet to the point of beginning, thence North 24° 40' East one hundred eighty nine and three-tenths (189.3) feet, thence North 60° 04' West two hundred thirty nine and five-tenths (239.5) feet, thence South 22° 15' West one hundred eighty three and five-tenths (183.5) feet, thence South 58° 35' East two hundred thirty three and forty seven hundredths (233.47) feet to the point of beginning, and also except that part described as commencing one thousand eleven and eight-tenths (1011.8) feet North of the Southwest corner of said Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), and running thence East two hundred (200) feet, thence North two hundred seventy one and four-tenths (271.4) feet, thence North 58° 35' West two hundred thirty three and three-tenths (233.3) feet, thence South three hundred ninety one and five-tenths (391.5) feet to the point of beginning.

Grantors, Brittany Heims, Austin Helle and Jake Heims retain the right to hunt in and upon the above described real estate for a period of five (5) years from the date listed below.

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: September 22, 2020.

Terry Joseph Helle, Grantor

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Lynne Marie Helle, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 22, 2020, by Terry Joseph Helle and Lynne Marie Helle, husband and wife.

Signature of Notary Public

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