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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Austin J. Helle and Jodi M. Helle, 1425 Candle Rd, Manchester, IA 52057

Return Document To: Austin J. Helle and Jodi M. Helle, 1425 Candle Rd, Manchester, IA 52057

Grantors: Terry J. Helle and Lynne M. Helle

Grantees: Austin J. Helle and Jodi M. Helle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Terry J. Helle and Lynne M. Helle, husband and wife, do hereby Convey to Austin J. Helle and Jodi M. Helle, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Four (4), Seventeen (17), Eighteen (18) and the Northeasterly one-half (NEly 1/2) of Lot Five (5) of the Plat of Block One (1) of "Coach House Estates" in Coffins Grove Township, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 155

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: December 19, 2025.

Terry J. Helle, Grantor

Lynne M. Helle, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 19, 2025, by Terry J. Helle and Lynne M. Helle.

NOTARIAL SEAL IOWA
JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027

Signature of Notary Public

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