Book 2026 Page 3029
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Perry and Sara Nisley, 2926 220th Ave., Delhi, IA 52223

Return Document To: Perry and Sara Nisley, 2926 220th Ave., Delhi, IA 52223

Grantors: Samuel D. Helmuth and Ruby P. Helmuth

Grantees: Perry J. Nisley and Sara J. Nisley

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of Eight Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Samuel D. Helmuth and Ruby P. Helmuth, husband and wife, do hereby Convey to Perry J. Nisley and Sara J. Nisley, 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:

Lot One (1) of Lot Two (2) and Lot Two (2) of Lot Three (3) of the Plat of Lot Two (2) and Lot Three (3) of the Subdivision of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Fifteen (15), Township Eighty Seven (87) North Range Four (4), West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 93

AND

Parcel 2021-113 Part of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Fifteen (15), Township Eighty-Seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian Delaware County, Iowa, according to plat recorded in Book 2021, Page 3419

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: October 14, 2026.

Samuel D. Helmuth
Samuel D. Helmuth, Grantor

Ruby P. Helmuth
Ruby P. Helmuth, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 14, 2026 by Samuel D. Helmuth and Ruby P. Helmuth.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2028

Signature of Notary Public

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