

Recorded: 3/9/2022 at 3:58:31.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$239.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 811

Prepared by: Michael J. Pugh  
Pugh Hagan Prahm PLC

425 E. Oakdale Blvd., Suite 201  
Coralville, IA 52241

(319) 351-2028  
FAX (319) 351-1102

Address tax statement and after recording return to:  
Jeremy J. Venenga and Sara L. Venenga  
2752 298<sup>th</sup> Avenue, Hopkinton, IA 52237

## WARRANTY DEED

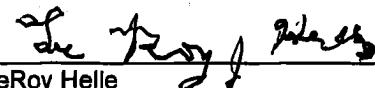
In consideration of one dollar and other valuable consideration, LeRoy Helle and Margie A. Helle, husband and wife, do hereby transfer and convey to Jeremy J. Venenga and Sara L. Venenga, as joint tenants with full rights of survivorship and not as tenants in common, all of their right, title and interest in real estate located in Delaware County, Iowa legally described as follows:

**THE NORTH ONE HUNDRED TWO (102.0) FEET OF THE EAST FOUR HUNDRED TEN (410.0) FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY TWO (32), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE THREE (3), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA**

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.

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.

Dated: February 26, 2022

  
LeRoy Helle

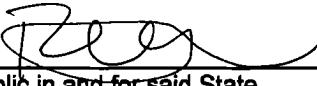
Dated: February 1, 2022

  
Margie A. Helle

STATE OF IOWA, DELAWARE COUNTY) ss:

This instrument was acknowledged before me on this 26 day of February, 2022, by LeRoy Helle.



  
\_\_\_\_\_  
Notary Public in and for said State

STATE OF IOWA, DELAWARE COUNTY) ss:

This instrument was acknowledged before me on this 15<sup>th</sup> day of February, 2022, by Margie A. Helle.



  
\_\_\_\_\_  
Notary Public in and for said State