

Recorded: 3/31/2022 at 8:59:11.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1023

Return to/

Prepared by: Maureen A. Gronstal
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

PHONE (319) 363-0101
FAX (319) 363-9824

Address Tax Statement to: Lyle and Marsha Helle, 221 S. Radcliffe Street, Earlville, IA 52041

WARRANTY DEED

MANAGER-MANAGED LIMITED LIABILITY COMPANY

For the consideration of Ten Dollars and other valuable consideration, **SOUTHERN EARLVILLE ACRES, L.L.C.**, an Iowa limited liability company, does hereby convey to **LYLE W. HELLE AND MARSHA A. HELLE, TRUSTEE OF THE LYLE W. AND MARSHA A. HELLE REVOCABLE TRUST U/D/O JULY 5, 2019**, the following described real estate in Delaware County, Iowa:

THAT PART OF PARCEL "H" IN THE NORTHEAST FRACTIONAL QUARTER (NE FRL.1/4) OF SECTION TWO (2), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE 5TH P.M., DELAWARE COUNTY, IOWA; AS DESCRIBED AND DEPICTED AS PARCEL 2022-18 IN A PLAT OF SURVEY DATED MARCH 2, 2022, AND FILED OF RECORD IN THE OFFICE OF THE DELAWARE COUNTY IOWA RECORDER ON MARCH 2, 2022, AT DOCUMENT NO. 2022 700.

EXEMPTION FROM TRANSFER TAX AND FROM FILING DECLARATION OF VALUE AND GROUNDWATER HAZARD STATEMENT PURSUANT TO IOWA CODE SECTION 428A.2(15)

The described real estate is conveyed together with and subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

The Grantor hereby covenants with Grantee, and successors in interest, that it holds the real estate by title in fee simple; that the Grantor has good and lawful authority to convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and the Grantor covenants to warrant and defend the real estate against lawful claims of all persons, except as may be above stated.

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: March 25, 2022.

SOUTHERN EARLVILLE ACRES, L.L.C.

By: *Lyle W. Helle*
Lyle W. Helle, Manager

STATE OF IOWA
COUNTY OF JONES ss.

This instrument was acknowledged before me on March 25, 2022, by Lyle W. Helle, as Manager of SOUTHERN EARLVILLE ACRES, L.L.C.

Maureen A. Gronstal
Notary Public in and for said State

