

Recorded: 1/3/2023 at 2:04:34.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$107.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 20

Prepared by/ Karl M. Sigwarth
Return to: Bradley & Riley PC

400 E. College St, Suite 400
Iowa City, IA 52240

(319) 466-1511
FAX (319) 363-9824

Return to/Address tax statement: Red Schilt, LLC, 18302 Timber Road, Monticello, IA 52310

WARRANTY DEED

In Fulfillment of Contract

For the consideration of Ten Dollars and other valuable consideration, LYLE W. HELLE and MARSHA A. HELLE, husband and wife, do hereby convey to RED SCHILT, LLC, an Iowa limited liability company, all rights, title, and interest in the following described real estate in Delaware County, Iowa:

LOT NINE (9), BLOCK SIXTEEN (16), IN PITKIN'S ADDITION TO NOTTINGHAM, NOW EARLVILLE, IOWA, ACCORDING TO PLAT RECORDED IN I L.D., PAGES 456-457

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.

This Deed is given in satisfaction of the Real Estate Contract for the sale of the above-described property dated October 1, 2022, and filed on October 11, 2022 at Book 2022, Page 3065 in the records of the Delaware County, Iowa Recorder. Notwithstanding any express or implied warranties contained herein, Grantor makes no express or implied warranties as to title subsequent to the date of the above contract except with respect to title issues arising from acts of Grantor and with respect to lawful claims of persons claiming by or through Grantor.

This Deed is exempt from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.4(2).

The Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against lawful claims of all persons except as may be above stated.

Marsha A. Helle, spouse of Lyle Helle, joins in this Deed for the sole purpose of relinquishing any and all interest she may have in the real estate, including any and 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 1, 2022

Lyle Helle
Lyle W. Helle

Marsha Helle
Marsha A. Helle

STATE OF IOWA,

ss.

COUNTY OF JONES

This instrument was acknowledged before me on this 1st day of October, 2022 by Lyle W. Helle and Marsha A. Helle, husband and wife.

Cheryl Peters
Notary Public in and for said State

