

Recorded: 1/3/2023 at 2:04:36.0 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: 22

Prepared by/ Karl M. Sigwarth 400 E. College St, Suite 400 (319) 466-1511
Return to: Bradley & Riley PC Iowa City, IA 52240 FAX (319) 363-9824

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

TRUSTEE'S WARRANTY DEED
IN FULLFILLMENT OF REAL ESTAT CONTRACT

For the consideration of Ten Dollars and other valuable consideration, LYLE W. HELLE, in his capacity as Co-Trustee of the LYLE W. and MARSHA A. HELLE REVOCABLE TRUST U/D/O JULY 5, 2019, and Marsha A. Helle, as Co-Trustee of the LYLE W and MARSHA A. HELLE REVOCABLE TRUST U/D/O JULY 5, 2019, do hereby convey to RED SCHILT, LLC, all rights, title, and interest in the following described real estate in Delaware County, Iowa:

**LOTS ONE (1), TWO (2), THREE (3), AND TEN (10), BLOCK SIXTEEN (16), IN
PITKIN'S ADDITION TO NOTTINGHAM, NOW EARLVILLE, IOWA,
ACCORDING TO THE PLAT RECORDED IN BOOK 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).

By acceptance and recording of this Deed, Grantee acknowledges that it is purchaser for value in good faith and without notice of any adverse claim and has relied on the Individual Trustee's Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

The Grantor hereby covenants 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 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.

The Grantor further warrants to the Grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantor the persons creating the trust were under no disability or infirmity at the time the trust was created; that the transfer by the Trustee to the Grantee is effective and rightful; and that the Trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: October 1, 2022

LYLE W. and MARSHA A. HELLE REVOCABLE
TRUST U/D/O JULY 5, 2019

By: Lyle W. Helle
Lyle W. Helle, Co-Trustee

By: Marsha A. Helle
Marsha A. Helle, Co-Trustee

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, as Co-Trustees of the Lyle W. and Marsha A. Helle Revocable Trust u/d/o July 5, 2019.



Cheryl Peters
Notary Public in and for said State