

Jane Hanson



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Document 2023 1185 Type 03 001 Pages 2  
Date 5/30/2023 Time 2:16:06PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$3,119.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED**

**Recorder's Cover Sheet**

**Preparer Information:** James C. Holmes, 329 10th Ave SE Ste 126, Cedar Rapids, IA 52401-2358, Phone: 319-365-6259

**Taxpayer Information:** Robert A. Hellmann, 2976 125th Ave, Ryan, IA 52230

**Return Document To:** Robert A. Hellmann, 2976 125th Ave, Ryan, IA 52230

**Grantors:** B & R McAleer FARM, LLC

**Grantees:** Robert A. Hellmann

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** Not Applicable



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, B & R McAleer Farm, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Robert A. Hellmann, a single person, the following described real estate in Delaware County, Iowa:

The East one-half (E 1/2) of the Northeast Quarter (NE 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Eighty-Seven (87) North, Range Six (6) West of the Fifth P. M.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

B & R McAleer Farm, LLC, hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the 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, according to the context.

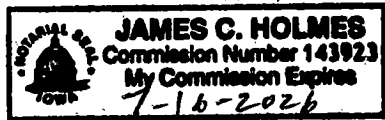
Dated: May 23, 2023

B & R McAleer Farm, LLC, an Iowa limited liability company

By James J. McAleer, Manager

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on May 23, 2023, by James J. McAleer, as Manager of B & R McAleer Farm, LLC, an Iowa limited liability company.



Signature of Notary Public