

Recorded: 4/1/2024 at 8:33:27.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$74.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 689

**SPECIAL WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** Peter Helle, 30826 Olde Hawkeye Road, Apt. #1, Dyersville, IA 52040

**Return Document To:** Carolyn C. Davis, 225 1st Ave East, Dyersville, Iowa 52040

**Grantors:** Fidelity Bank & Trust

**Grantees:** Peter Helle

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## **SPECIAL WARRANTY DEED**

For the consideration of Ten Dollar(s) and other valuable consideration, Fidelity Bank & Trust does hereby Convey to Peter Helle, the following described real estate in Delaware County, Iowa:

Parcel L Part of the NE 1/4-SW 1/4 and the NW 1/4-SW 1/4 of Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 43 and Retracement Survey recorded in Book 2008, Page 3346 AND Parcel R Part of Lot 1 and Lot 2 of Krapfl Subdivision, Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 3346

This deed is given in consummation of the terms of a Real Estate Contract-Installments between the parties hereto, dated February 19, 2009, and filed for record on March 6, 2009, in Book 2009, Page 931 and Extension of Real Estate Contract-Installments dated March 2, 2017, and filed for record on March 9, 2017, in Book 2017, Page 687 and Extension of Real Estate Contract-Installments dated February 19, 2022, and filed for record on March 18, 2022, in Book 2022, Page 899. Grantors warrant the title against the lawful claims of all persons whomsoever arising on or before February 19, 2009, and against the lawful claims of all persons claiming by, through or under us since February 19, 2009.

Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 – deed given in consummation of a previously recorded contract.


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.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes 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.

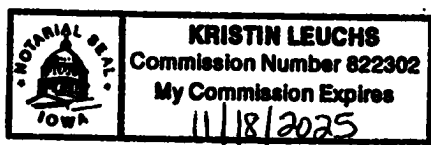
Dated: 3/1/24.

Fidelity Bank & Trust, an Iowa corporation

By   
Jeremy R. Olberding, Vice President

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 1, 2024,  
by Jeremy R. Olberding, as Vice President, of Fidelity Bank & Trust.



  
Signature of Notary Public