



Book 2024 Page 1138

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Date 5/28/2024 Time 11:10:10AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$543.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** Marvin J. Yoder and MaryAnn Yoder, 2958 220th <sup>Ave</sup>~~Street~~, Delhi, IA 52223

<sup>WJ</sup>**Return Document To:** Marvin J. Yoder, 2958 220th <sup>Ave</sup>~~Street~~, Delhi, IA 52223

**Grantors:** Troy Scott Helmrichs and Kimberly D. Helmrichs

**Grantees:** Marvin J. Yoder and MaryAnn Yoder

**Legal Description:** See Page 2

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



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Troy Scott Helmrichs and Kimberly D. Helmrichs, a married couple, do hereby Convey to Marvin J. Yoder and MaryAnn Yoder, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The South nine and eighty-five one-hundredths (9.85) acres of the East One-Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Six (6), Township Eighty-Nine (89) North, Range Three (3), West of the Fifth Principal Meridian

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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.

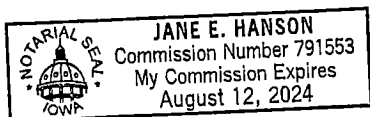
Dated: May 28, 2024.

[Signature of Troy Scott Helmrichs]
Troy Scott Helmrichs, Grantor

[Signature of Kimberly D. Helmrichs]
Kimberly D. Helmrichs, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 28, 2024 by Troy Scott Helmrichs and Kimberly D. Helmrichs, a married couple.



[Signature of Notary Public]
Signature of Notary Public