

Recorded: 5/23/2025 at 9:12:20.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$767.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1309

Return To: Joshua Hellman, 26461 215th Ave. Delhi, IA 52223
Taxpayer: Joshua Hellman, 26461 215th Ave. Delhi, IA 52223
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



WARRANTY DEED


For the consideration of Ten Dollar(s) and other valuable consideration, James Joseph Doyle and Holly Elizabeth Doyle, Husband and Wife, do hereby Convey to Joshua Hellman, the following described real estate in Delaware County, Iowa:


Parcel 2020-51, Part Of The SW 1/4 - NE 1/4; In Sec. 25, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 1260.

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.

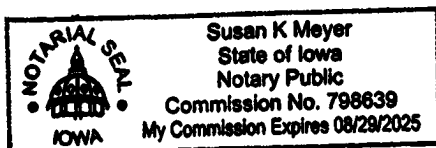
Dated: May 20, 2025


James Joseph Doyle, Grantor


Holly Elizabeth Doyle, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 20, 2025 by James Joseph Doyle and Holly Elizabeth Doyle, husband & wife.




Signature of Notary Public