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Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$759.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Return Document To: Brian D. Werner, 21518 262<sup>nd</sup> St., Delhi, IA 52223

Preparer Information: SAMUEL M. DEGREE, 300 Main Street, Suite 323, Dubuque, IA 52001, (563) 582-2000

Address Tax Statement: Brian D. Werner, 21518 262<sup>nd</sup> St., Delhi, IA 52223

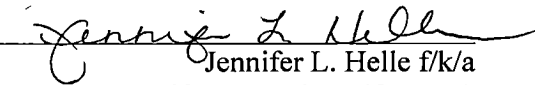
### WARRANTY DEED

For the consideration of TEN AND NO/100 (\$10.00) Dollar(s) and other valuable consideration, JENNIFER L. HELLE f/k/a JENNIFER L. BURLAGE, a single person, does hereby Convey to BRIAN D. WERNER, the following described real estate in Delaware County, Iowa:

Parcel 2019-38, Part of Lot 1A & Part of Parcel G, All In Hartwick Lake Club  
West Subdivision, Section 25, T88N, R5W Of The Fifth P.M., Delaware County,  
Iowa, according to the plat recorded in Book 2019, Page 1300;


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: 12-15-2025

  
Jennifer L. Helle f/k/a  
Jennifer L. Burlage (Grantor)

STATE OF IOWA, COUNTY OF Dubuque

This instrument was acknowledged before me on 12-15-2025, by Jennifer L. Helle f/k/a Jennifer L. Burlage.

  
\_\_\_\_\_, Notary Public

