

Recorded: 2/4/2026 at 2:39:14.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 284

Prepared by Jacob K. Vetter, Simmons Perrine PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: TJ Helmrich, LLC: 2963 110th Ave., Masonville, IA 50654

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, ANTHONY F. HELMRICH and JOELLYN T. HELMRICH, husband and wife, do hereby convey to TJ HELMRICH, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

together with and subject to easements, covenants, conditions and restrictions of record.

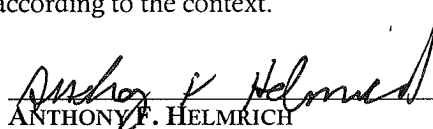
Grantors do hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

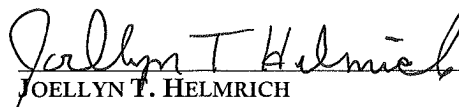
This deed represents a transfer of real estate for no actual consideration between a family limited liability company and its members in connection with the organization of the limited liability company and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(15).

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.

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.

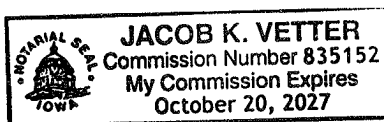
Dated: February 4, 2026


ANTHONY F. HELMRICH


JOELLYN T. HELMRICH

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 4th day of February, 2026, by ANTHONY F. HELMRICH and JOELLYN T. HELMRICH, husband and wife.



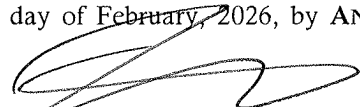

Notary Public in and for said State
My Commission Expires: October 20, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 87 North, Range 6 West of the 5th P.M., Delaware County, Iowa;

AND

The East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$; the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 18, Township 87 North, Range 6 West of the 5th P.M., subject to highways