

Recorded: 4/24/2026 at 10:23:59.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.32  
Combined Fee: \$20.32  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 991

Prepared by Jacob K. Vetter, Simmons Perrine Moyer Bergman 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 to: Anthony F. and Joellyn T. Helmrich: 2963 110<sup>th</sup> 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 an undivided one-half interest to ANTHONY F. HELMRICH and JOELLYN T. HELMRICH, AS CO-TRUSTEES OF THE ANTHONY F. HELMRICH REVOCABLE TRUST DATED APRIL 17, 2026, as it may be amended from time to time, and an undivided one-half interest to JOELLYN T. HELMRICH and ANTHONY F. HELMRICH, AS CO-TRUSTEES OF THE JOELLYN T. HELMRICH REVOCABLE TRUST DATED APRIL 17, 2026, as it may be amended from time to time, as tenants in common, in and to 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 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.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and 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.

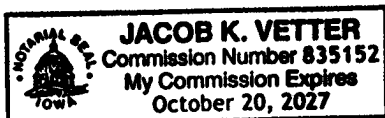
Dated: April 17, 2026

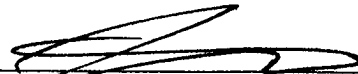
  
ANTHONY F. HELMRICH

  
JOELLYN T. HELMRICH

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 17<sup>th</sup> day of April, 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 NW  $\frac{1}{4}$ ; The South  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ; the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , all in Section 7, Township 87 North, Range 6 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, EXCEPT the East 800 feet of the South 200 feet of the North 900 feet of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 7, subject to highway**