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Date 1/14/2022 Time 9:11:58AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 30 DOV# 33

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, Manchester, IA 52057, Phone: 5639274164

Taxpayer Information: S & R Construction, Inc., 1155 275th Street, Masonville, IA 50654

aw
Return Document To: S & R Construction, Inc., 1155 275th Street, Masonville, IA 50654

Grantors: Philip A. Neuhaus and Olivia Neuhaus

Grantees: S & R Construction, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, Philip A. Neuhaus and Olivia Neuhaus, husband and wife, do hereby Convey to S & R Construction, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lots Thirty Nine (39) and Forty (40), Fairview Acres, City of Manchester,
Delaware County, Iowa, according to plat recorded in Book 2001, Page 3737

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.

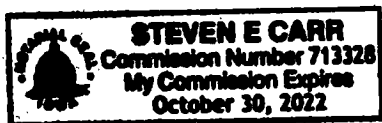
Dated: January 14, 2022

Philip A. Neuhaus, Grantor

Olivia Neuhaus, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 14, 2022 by
Philip A. Neuhaus and Olivia Neuhaus, husband and wife.



Signature of Notary Public