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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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Prepared by: Douglas D. Herman  
Lynch Dallas, PC  
PO Box 2457  
Cedar Rapids, Iowa 52406  
Telephone: 319-365-9101  
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Taxpayer/Return Address:  
X Philip A. Neuhaus  
2259 Jefferson Rd.  
Manchester, IA 52057

### WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Kelly D. Salow, a single person, does hereby convey to Philip A. Neuhaus, a single person, the following described real estate in Delaware County, Iowa:

Parcel 2021-36, Part Of The NE 1/4 — SE 1/4, In Sec. 14, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 1398; also Parcel 2021-137, Part Of The NW 1/4 — SE 1/4 & Part Of The SW 1/4 — SE 1/4, All In Sec. 14, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 4086; also all lake frontage adjacent to said Parcel 2021-137 running to the water's edge, then from the water's edge to the middle of the Maquoketa River in directions forming right angles upon intersection with the middle thread of the Maquoketa River.

And

Lots Five (5) and Five A (5A) of Willey's Woods Subdivision A Subdivision Of Lot 1 Of Petlon's River Subdivision And Adjacent Lake Frontage All In Sec. 14, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 404.

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. 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: 1-18 -, 2022

Kelly D. Salow  
Kelly D. Salow, Grantor

STATE OF IOWA                     )  
  ) §  
COUNTY OF DELAWARE )

On this 18 day of January, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Kelly D. Salow, to me known to be the identical person named in and who executed the same as his voluntary act and deed.



Susan K Meyer  
Notary Public in and for State of Iowa