

Recorded: 2/2/2022 at 8:02:21.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$719.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 380

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Chad and Alissa Gardner, 26016 Ledge Drive, Delhi, IA 52223

Return Document To: Chad and Alissa Gardner, 26016 Ledge Drive, Delhi, IA 52223

Grantors: Philip A. Neuhaus and Olivia Neuhaus

Grantees: Chad W. Gardner and Alissa A. Gardner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Fifty Thousand Dollar(s) and other valuable consideration, Philip A. Neuhaus and Olivia Neuhaus, husband and wife, do hereby Convey to Chad W. Gardner and Alissa A. Gardner, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Two (2) and Three (3) of Replat Of Lot 2, 3, & 4 of Ledge View Subdivision
Ledge View Subdivision Being A Subdivision Of Lot 5, Lot 6, Lot 7, Lot 8 & Lot
9 Of The Subdivision Of Lot 121 of Clair-View Acres And Of Parcel 2019-86 In
The SE ¼ Of Section 23, T88N, R5W Of The Fifth P.M., Delaware County, Iowa,
according to plat recorded in Book 2021, Page 4480

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.

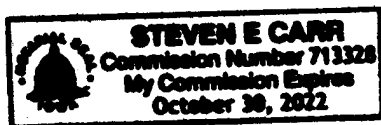
Dated: January 31, 2022.

Philip A. Neuhaus, Grantor

Olivia Neuhaus, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 31, 2022 by
Philip A. Neuhaus and Olivia Neuhaus, husband and wife.



Signature of Notary Public