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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**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: Rick and Joyce Maddux, 20434 254th Street, Delhi, IA 52223

Return Document To: Rick and Joyce Maddux, 20434 254th Street, Delhi, IA 52223

Grantors: Philip A. Neuhaus and Olivia Neuhaus

Grantees: Rick L. Maddux and Joyce A. Maddux

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Thirty-Two Thousand Nine Hundred Dollar(s) and other valuable consideration, Philip A. Neuhaus and Olivia Neuhaus, husband and wife, do hereby Convey to Rick L. Maddux and Joyce A. Maddux, 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:

Lot Four (4) 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 $\frac{1}{4}$ 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.

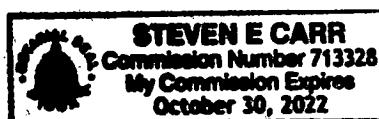
Dated: March 11, 2022.

Philip A. Neuhaus, Grantor

Olivia Neuhaus, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 11, 2022 by
Philip A. Neuhaus and Olivia Neuhaus, husband and wife.



Signature of Notary Public