



Book 2023 Page 2895

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$18.40

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: James Tibbott and Shannon Bunnell, 2500 E Thornton Ave, Des Moines, IA 50320

***Return Document To:** James Tibbott and Shannon Bunnell, 2500 E Thornton Ave, Des Moines, IA 50320

Grantors: Steven Neuses

Grantees: James G. Tibbott and Shannon Bunnell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Twelve Thousand Dollar(s) and other valuable consideration, Steven Neuses, a single person, does hereby Convey to James G. Tibbott and Shannon Bunnell, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Fourteen (14) of the Subdivision of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 29, Township Ninety (90) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book 1 Plats, Page 126

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 11/16/23

[Handwritten signature of Steven Neuses]

Steven Neuses, Grantor

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on November 16, 2023 by Steven Neuses.

[Handwritten signature of Notary Public]

Signature of Notary Public

