



Book 2024 Page 1143

Document 2024 1143 Type 03 001 Pages 2

Date 5/28/2024 Time 1:34:23PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

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:** Jason and Sarah Kluesner, 1837 Firefly Road, Manchester, IA 52057

**Return Document To:** Jason and Sarah Kluesner, 1837 Firefly Road, Manchester, IA 52057

**Grantors:** Philip A. Neuhaus and Olivia Neuhaus

**Grantees:** Jason Kluesner and Sarah Kluesner

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, Philip A. Neuhaus and Olivia Neuhaus, husband and wife, do hereby Convey to Jason Kluesner and Sarah Kluesner, as a married couple 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) and Lot Four A (4A) of Neuhaus Hillside Subdivision Lots 1 & 2 of Logan's First Subdivision and Part of the SE1/4-NW1/4 and Part of the NE1/4-SW1/4. Sec. 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, page 949

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.

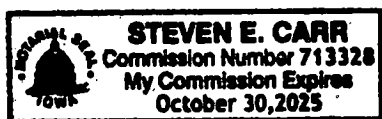
Dated: May 28, 2024

Philip A. Neuhaus, Grantor

Olivia Neuhaus, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 28, 2024 by Philip A. Neuhaus and Olivia Neuhaus.

  
Signature of Notary Public