

Recorded: 6/11/2024 at 10:08:27.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1285

**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: Paul and Sarah Kluesner, 24590 204th Ave., Manchester, IA 52057

Return Document To: Paul and Sarah Kluesner, 3283 Cedar Hill Road, Solon, IA 52333

Grantors: Philip A. Neuhaus and Olivia Neuhaus

Grantees: Paul J. Kluesner and Sarah R. 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 Paul J. Kluesner and Sarah R. 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 Three (3) and Lot Three A (3A) of Neuhaus Hillside Subdivision Lots 1 & 2 of Logan's First Subdivision And Part of the SE¼-NW¼ And Part of the NE¼-SW¼, 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.

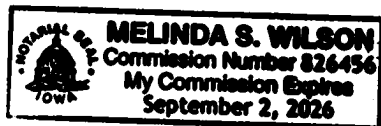
Dated: June 6, 2024

[Signature of Philip A. Neuhaus]
Philip A. Neuhaus, Grantor

[Signature of Olivia Neuhaus]
Olivia Neuhaus, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 6, 2024 by Philip A. Neuhaus and Olivia Neuhaus.



[Signature of Melinda S. Wilson]
Signature of Notary Public