



Book 2024 Page 1310

Document 2024 1310 Type 03 001 Pages 2  
Date 6/13/2024 Time 10:51:18AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$63.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

\***Taxpayer Information:** Tyler Hertrampf and Nicole Hertrampf, 1016 Tanglewood Drive, Manchester, Iowa 52057

**Return Document To:** Tyler Hertrampf and Nicole Hertrampf, 1016 Tanglewood Drive, Manchester, Iowa 52057

**Grantors:** Neuhaus Construction & Concrete Inc.

**Grantees:** Tyler Hertrampf and Nicole Hertrampf

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Neuhaus Construction & Concrete Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Tyler Hertrampf and Nicole Hertrampf, 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 Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1095.


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.

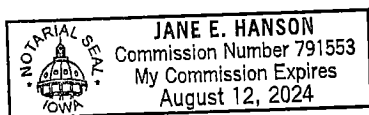
Dated: June 13, 2024.

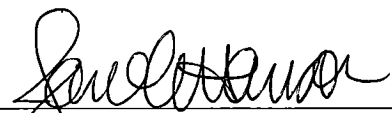
Neuhaus Construction & Concrete Inc., an Iowa corporation

By   
Philip A. Neuhaus, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 13, 2024, by Philip A. Neuhaus, as President, of Neuhaus Construction & Concrete Inc.



  
Signature of Notary Public