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Document 2024 2646 Type 03 001 Pages 2
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Rev Transfer Tax \$1,119.20

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, Tel: 563-927-4164

Taxpayer Information: Philip and Abby Holtz, 1924 Hwy 13, Manchester, IA 52057

Return Document To: Philip and Abby Holtz, 1924 Hwy 13, Manchester, IA 52057

Grantors: Philip A. Neuhaus and Olivia Neuhaus a/k/a Olivia M. Neuhaus

Grantees: Philip W. Holtz and Abby J. Holtz

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Seven Hundred Thousand Dollar(s) and other valuable consideration, Philip A. Neuhaus and Olivia Neuhaus a/k/a Olivia M. Neuhaus, husband and wife, do hereby Convey to Philip W. Holtz and Abby J. Holtz, 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 One (1) of Neuhaus Subdivision, Part of Lot 4 of Lux Trust Subdivision, Part of the NE 1/4-NW 1/4, NW 1/4-NE 1/4, SE 1/4-NW 1/4 and SW 1/4-NE 1/4 of Section 20, and Part of the SW 1/4-SE 1/4 of Section 17, all in T89N, R5W Delaware County, Iowa according to plat recorded in Book 2015, Page 339

together with any interest in a 20 foot wide permanent easement to Lot One (1) and Lot Two (2) of Neuhaus Subdivision, Part of Lot 4 of Lux Trust Subdivision, Part of the NE 1/4-NW 1/4, NW 1/4-NE 1/4, SE 1/4-NW 1/4 and SW 1/4-NE 1/4 of Section 20, and Part of the SW 1/4-SE 1/4 of Section 17, all in T89N, R5W Delaware County, Iowa according to plat recorded in Book 2015, Page 339 along the presently existing and travelled roadway running northerly from Highway No. 13 to Lot 3 of Lux Trust Subdivision as presently dedicated and existing; and a permanent access easement across the south 28 feet of Lot 3 of Lux Trust Subdivision to the same real estate; and a permanent access easement 28 feet wide along the south boundary of said Lot 2 of Lux Trust Subdivision to the same real estate.

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.

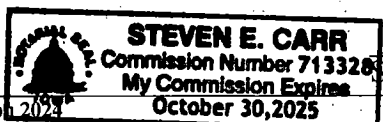
Dated: October 18, 2024.

[Signature]
Philip A. Neuhaus, Grantor

[Signature]
Olivia Neuhaus a/k/a Olivia M. Neuhaus, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 18, 2024 by Philip A. Neuhaus and Olivia Neuhaus a/k/a Olivia M. Neuhaus.



[Signature]
Signature of Notary Public