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Document 2024 2948 Type 03 001 Pages 2
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Rev Transfer Tax \$479.20

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: Ronald and Jody Elgin 2483 Hwy 13, Manchester, Iowa 52057

***Return Document To:** Ronald and Jody Elgin 2483 Hwy 13, Manchester, Iowa 52057

Grantors: Philip A. Neuhaus and Olivia M. Neuhaus

Grantees: Ronald L. Elgin and Jody L. Elgin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Thousand Dollar(s) and other valuable consideration, Philip A. Neuhaus and Olivia M. Neuhaus, husband and wife, do hereby Convey to Ronald L. Elgin and Jody L. Elgin, 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) of Neuhaus Second Subdivision, A Subdivision of Lot 2 of Neuhaus Subdivision in the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 17, The NW $\frac{1}{4}$ -NE $\frac{1}{4}$, the NE $\frac{1}{4}$ -NW $\frac{1}{4}$, the SW $\frac{1}{4}$ -NE $\frac{1}{4}$, and the SE $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 20, All in T89N, R5W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2024, Page 2524


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.

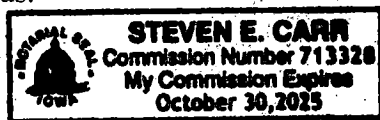
Dated: November 5, 2024


Philip A. Neuhaus, Grantor


Olivia M. Neuhaus, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 11/22/2024 and 11/5/2024 by Philip A. Neuhaus and Olivia M. Neuhaus.




Signature of Notary Public