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Date 11/22/2024 Time 9:05:28AM

Rec Amt \$12.00 Aud Amt \$10.00

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:** 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

**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 Three Hundred Thousand Dollar(s) and other valuable consideration, Philip A. Neuhaus and Olivia 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:

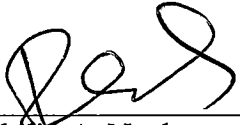
Lot Three (3) of Neuhaus Second Subdivision, A Subdivision Of Lot 2 Of Neuhaus Subdivision In The SW1/4-SE1/4 Of Section 17, The NW1/4-NE1/4, The NE1/4-NW1/4, The SW1/4-NE1/4, And The SE1/4-NW1/4 Of Section 20, All In T89N, R5W Of The Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2024, Page 2524.

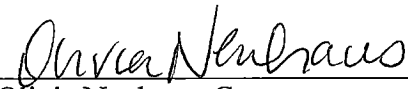
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

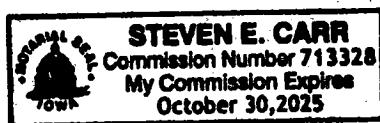
Dated: November 5, 2024.

  
Philip A. Neuhaus, Grantor

  
Olivia 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 Neuhaus.



  
Signature of Notary Public