



Book 2024 Page 2950

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Date 11/22/2024 Time 9:07:09AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$320.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Philip A. Neuhaus, 2259 Jefferson Rd., Manchester, IA 52057

Taxpayer: Philip A. Neuhaus, 2259 Jefferson Rd., Manchester, IA 52057

Preparer: Daniel H. Swift, Swift Law Firm, 108 N Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Philip W. Holtz and Abby J. Holtz, husband and wife, do hereby Convey to Philip A. Neuhaus the following described real estate in Delaware County, Iowa:

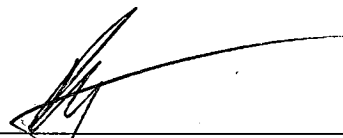
Lot One (1) of Holtz Subdivision in the Northeast Quarter of the Northeast Quarter and in the Northwest Quarter of the Northeast Quarter Section 20, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 2020, Page 3050

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.

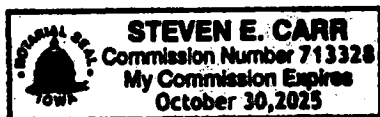
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 21st day of November 2024.


Philip W. Holtz, Grantor

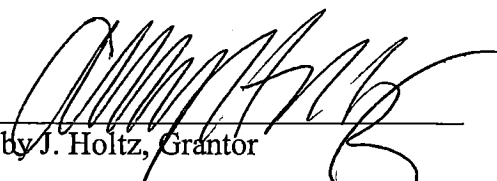
STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 21st day of November 2024 by Philip W. Holtz



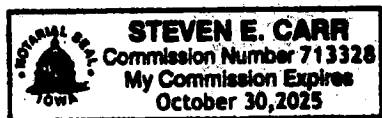

Signature of Notary Public


Dated this 21st day of November 2024.


Abby J. Holtz, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 21st day of November 2024 by Abby J. Holtz




Signature of Notary Public