



Book 2024 Page 2951

Document 2024 2951 Type 03 001 Pages 2  
Date 11/22/2024 Time 9:09:18AM  
Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$159.20

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**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One Dollar and other valuable consideration, Holtz Storage LLC, does hereby Convey to Philip A. Neuhaus, the following described real estate in Delaware County, Iowa:

Lots Eight (8), Nine (9), Ten (10), Eleven (11) and the Northeasterly one-half (NE ½) of Lot Seven (7) of Schulte's Subdivision of part of the NE ¼ of Section 20, Township 89 North, Range 5 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 121

And also Lots Six (6), Seven (7) and Eight (8) 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 5<sup>th</sup> 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.


The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the

singular or plural number, according to the context.

Dated this 21<sup>st</sup> day of November 2024.

HOLTZ STORAGE LLC  
(Grantor)

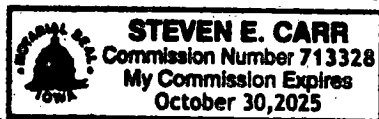
  
Philip W. Holtz, Managing Member


Abby J.

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 21<sup>st</sup> day of November 2024 by Philip  
~~Philip~~ Holtz as a Managing Member of Holtz Storage LLC.

J.



  
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Signature of Notary Public