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Date 2/13/2025 Time 2:11:34PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$873.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Philip A. Neuhaus, 2259 Jefferson Road, Manchester, IA 52057
Taxpayer: Philip A. Neuhaus, 2259 Jefferson Road, Manchester, IA 52057
Preparer: Brianna J. Reynolds, 2252 Blairs Ferry Road, Hiawatha, IA 52233, Tel: 319-651-5871



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Firefly Four LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Philip A. Neuhaus, the following described real estate in Delaware County, Iowa:

Parcel 2024-104, In Parcel K In The SW¼, Section 1-T89N-R6W, Delaware County, Iowa, according to plat recorded in Book 2024, Page 3167

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: February 12, 2025

Firefly Four LLC, an Iowa limited liability company

By Gaillynn J. Warne
Gaillynn J. Warne, Managing Member

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on February 12, 2025,
by Gaillynn J. Warne, as Managing Member, of Firefly Four LLC a limited liability company.


Signature of Notary Public

BRIANNA REYNOLDS
Notarial Seal - Iowa
Commission Number 751176
My Commission Expires February 12, 2026

Notarized remotely online using communication technology via Proof.