



Book 2025 Page 1713

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,303.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

*Return Document To: Philip & Olivia Neuhaus, 2259 Jefferson Road, Manchester, IA 52057
Preparer Information: SAMUEL M. DEGREE, 300 Main Street, Suite 323, Dubuque, IA 52001, (563) 582-2000
Address Tax Statement: Philip & Olivia Neuhaus, 2259 Jefferson Road, Manchester, IA 52057

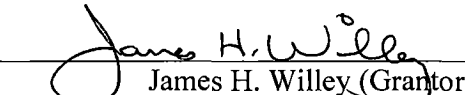
WARRANTY DEED


For the consideration of TEN AND NO/100 (\$10.00) Dollar(s) and other valuable consideration, JAMES H. WILLEY and BECKY A. WILLEY, husband and wife, do hereby Convey to PHILIP A. NEUHAUS and OLIVIA M. NEUHAUS, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2025-36, Part of The NE $\frac{1}{4}$ - SE $\frac{1}{4}$ & Part of Lot 3 & Lot 4 of Willey's Woods Subdivision; Parcel 2025-38, Part of Parcel 2024-45 & Part of Parcel 2024-46 In the SE $\frac{1}{4}$ - SE $\frac{1}{4}$ & Part of Lot 3 & 4 of Willey's Woods Subdivision; Parcel 2025-39, Part of Parcel 2024-47 & Parcel 2024-48 in the SE $\frac{1}{4}$ - SE $\frac{1}{4}$ & SW $\frac{1}{4}$ - SE $\frac{1}{4}$ & Part of Lot 3A of Willey's Woods Subdivision; Parcel 2025-40, Part of Lot 3A of Willey's Subdivision; All in Sec. 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 1214.

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.

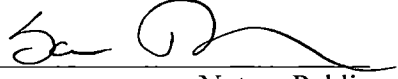
Dated: June 30, 2025


James H. Willey (Grantor)


Becky A. Willey (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This instrument was acknowledged before me on 6-30-2025, by James H. Willey & Becky A. Willey.


_____, Notary Public

