

Recorded: 7/14/2025 at 2:30:21.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1841

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 2021-35, Part of the SW ¼ - SE ¼ of Section Fourteen (14), Township Eighty-Eight North (T88N) Range five west (R5W) of the fifth principal meridian, Delaware County, Iowa, containing 0.01 acres, subject to easements of record, and all lake frontage adjacent to Parcel 2021-35 as more fully described in a Quit Claim Deed dated May 17, 2009, and recorded in Book 2010 Page 206, records of the Delaware County, Iowa Recorder. The plat of Survey to Parcel 2021-35 having been recorded with the Delaware County, Iowa, Recorder on April 19, 2021, in Book 2021 Page 1398.

This deed is exempt according to Iowa Code 428A.2(10) – This deed supplements the Warranty Deed recorded June 30, 2025 in Book 2025 Page 1713

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: 7/14/25

James H. Willey
James H. Willey (Grantor)

Becky A. Willey
Becky A. Willey (Grantor)

STATE OF IOWA, COUNTY OF Dubuque

This instrument was acknowledged before me on July 14, 2025, by James H. Willey & Becky A. Willey.

Sa D
, Notary Public

