



Book 2025 Page 2414

Document 2025 2414 Type 03 001 Pages 2

Date 9/08/2025 Time 10:31:28AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$388.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Joshua McCraney and Devon Gardner, 106 McCarren Drive, Manchester, IA 52057

Return Document To: Joshua McCraney and Devon Gardner, 106 McCarren Drive, Manchester, IA 52057

Grantors: Neuhaus Construction & Concrete, Inc.

Grantees: Joshua McCraney and Devon Gardner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Two Hundred Forty-Three Thousand Dollar(s) and other valuable consideration, Neuhaus Construction & Concrete, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Joshua McCraney and Devon Gardner, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot 1 of McCarren Place Subdivision; in the Southwest Quarter of the Southeast Quarter Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2023, Page 2298

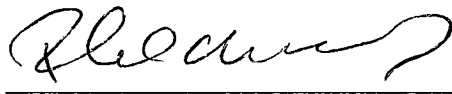
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

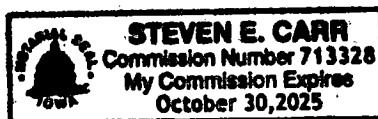
Dated: 8-28-25

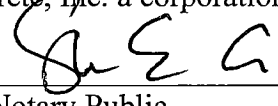
Neuhaus Construction & Concrete, Inc., an Iowa corporation

By 
Phil Neuhaus, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 28, 2025,
by Phil Neuhaus, as President, of Neuhaus Construction & Concrete, Inc. a corporation.




Signature of Notary Public