



**Book 2026 Page 936**  
**Document 2026 936 Type 03 001 Pages 2**  
**Date 4/17/2026 Time 1:59:51PM**  
**Rec Amt \$12.00 Aud Amt \$10.00**  
**Rev Transfer Tax \$439.20**

**Daneen Schindler, RECORDER/REGISTRAR**  
**DELAWARE COUNTY IOWA**

**WARRANTY DEED JOINT TENANCY**  
**Recorder's Cover Sheet**

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

**(X) Taxpayer Information:** Jason and Sarah Kluesner, 1837 Firefly Road, Manchester, Iowa 52057

**Return Document To:** Jason and Sarah Kluesner, 1837 Firefly Road, Manchester, Iowa 52057

**Grantors:** Philip A. Neuhaus and Olivia M. Neuhaus

**Grantees:** Jason Kluesner and Sarah Kluesner

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Philip A. Neuhaus and Olivia M. Neuhaus, husband and wife, do hereby Convey to Jason Kluesner and Sarah Kluesner, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot 5 And Lake Frontage Logan's First Subdivision In The SE¼-NW¼, Sec. 23, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 3632

And

Lot A-1 of Neuhaus Hillside Second Subdivision A Subdivision Of Lot A Of Neuhaus Hillside Subdivision In The SE¼-NW¼ Sec. 23, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 592.

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.

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: April 17, 2026.

[Signature of Philip A. Neuhaus]

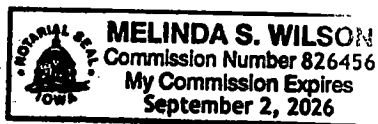
Philip A. Neuhaus, Grantor

[Signature of Olivia M. Neuhaus]

Olivia M. Neuhaus, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 17, 2026 by Philip A. Neuhaus and Olivia M. Neuhaus.



[Signature of Melinda S. Wilson]
Signature of Notary Public