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Book 2026 Page 1242
Document 2026 1242 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$209.60

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

Taxpayer Information: Salvatore D'Angelo and Sabrina Vitale-D'Angelo, 1419 Marcy Street, Iowa City, IA 52240

Return Document To: Salvatore D'Angelo and Sabrina Vitale-D'Angelo, 1419 Marcy Street, Iowa City, IA 52240

Grantors: Olivia M. Neuhaus and Philip A. Neuhaus

Grantees: Salvatore D'Angelo and Sabrina Vitale-D'Angelo

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Thirty-One Thousand Four Hundred Dollar(s) and other valuable consideration, Olivia M. Neuhaus and Philip A. Neuhaus, wife and husband, do hereby Convey to Salvatore D'Angelo and Sabrina Vitale-D'Angelo, 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 Four (4) of Neuhaus Third Subdivision A Subdivision of Parcel 2024-103 in the NE¼-SW¼ and in the SE¼-SW¼ of Section 1, T89N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 682.

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.

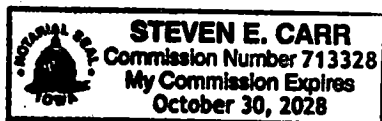
Dated: May 14, 2026

Olivia M. Neuhaus, Grantor

Philip A. Neuhaus, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 14, 2026 by Olivia M. Neuhaus and Philip A. Neuhaus.



Signature of Notary Public