



Book 2026 Page 1306

Document 2026 1306 Type 03 001 Pages 2

Date 5/20/2026 Time 8:06:28AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$159.20

**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

Taxpayer Information: Steven and Michelle Radloff, 15797 Majestic Drive, Dubuque, Iowa
52002

Return Document To: Steven and Michelle Radloff, 15797 Majestic Drive, Dubuque, Iowa
52002

Grantors: Olivia M. Neuhaus and Philip A. Neuhaus

Grantees: Steven D. Radloff and Michelle S. Radloff

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Thousand Dollar(s) and other valuable consideration, Olivia M. Neuhaus and Philip A. Neuhaus, wife and husband, do hereby Convey to Steven D. Radloff and Michelle S. Radloff, 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 Two (2) 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.

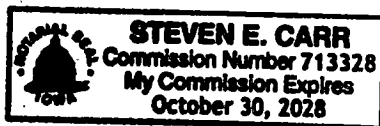
Dated: May 14, 2026

Olivia Neuhaus
Olivia M. Neuhaus, Grantor

Philip A. Neuhaus
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