Book 2019 Page 3318

2019 3318 Type 03 001 Pages 2
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Rec Amt $22.00* Aud Amt $5.00
Rev Transfer Tax $159.20
Rev Stamp# 472 DOV# 497

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Philip A. Neuhaus, 2259 Jefferson Road, Manchester, IA 52057

Return Document To:
Philip A. Neuhaus, 2259 Jefferson Road, Manchester, IA 52057

Grantors:
Ryan W. Cooey and
Monica Cooey

Grantees:
Philip A. Neuhaus

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Ryan W. Cooey and Monica Cooey, husband and wife do hereby Convey to Philip A. Neuhaus the following described real estate in Delaware County, Iowa:

Lot Five (5), Six (6), Seven (7), Eight (8),and Nine (9) of the Subdivision of Lot 121 Of Clair-View Acres At Delhi, Iowa A Division Of Lot 121 Of Clair View Acres At Delhi, Iowa In Section Twenty-Three (23), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2010, Page 3174; also Parcel 2019-86 Comprised Of Platted La Jola Avenue, Part Of Platted Iowa Avenue, Part Of Lot 122, And Part Of Lot 17 Of The Subdivision Of Lot 121, All In Clair View Acres, At Delhi, Iowa in Section Twenty-Three (23), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to Amended Plat Of Survey recorded in Book 2019, Page 3091.

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: 18 NOV 19.

Ryan W. Cooey, Grantor

Monica Cooey, Grantor

STATE OF Kansas, COUNTY OF Riley

This record was acknowledged before me on November 18 2019, by Ryan W. Cooey and Monica Cooey, husband and wife.

NOTARY PUBLIC - State of Kansas
CHERYL K. SMITH
My Appt. Expires Oct 21 2020

Signature of Notary Public

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