Book 2020 Page 4844

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Rick L. Maddux and Joyce A. Maddux, 20434 254th Street, Delhi, Iowa 52223

Return Document To: (Name and complete address)
× Rick L. Maddux and Joyce A. Maddux, 20434 254th Street, Delhi, Iowa 52223

Grantors:
Philip A. Neuhaus
Olivia Neuhaus

Grantees:
Rick L. Maddux
Joyce A. Maddux

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of Forty thousand and 00/100 ($40,000.00) Dollar(s) and other valuable consideration, Philip A. Neuhaus and Olivia Neuhaus, husband and wife do hereby Convey to Rick L. Maddux and Joyce A. Maddux, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Lot Five (5) of Ledge View Subdivision A Subdivision of Lot 5, Lot 6, Lot 7, Lot 8 & Lot 9 of the Subdivision of Lot 121 of Clair-View Acres and of Parcel 2019-86 in the SE 1/4 of Section 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 3099.

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 on December 18, 2020

Philip A. Neuhaus (Grantor)

Olivia Neuhaus (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 18, 2020, by Philip A. Neuhaus and Olivia Neuhaus.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

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