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Rec Amt $12.00 Aud Amt $5.00
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
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: Duane A and Michelle R. Philgreen, 412 E Prospect, Manchester, IA 52057

Return Document To: Duane A and Michelle R. Philgreen, 412 E Prospect, Manchester, IA 52057

Grantors: Neuhaus Construction & Concrete, Inc.

Grantees: Duane A. Philgreen and Michelle R. Philgreen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Forty Thousand Dollar(s) and other valuable consideration, Neuhaus Construction & Concrete, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Duane A. Philgreen and Michelle R. Philgreen, 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 Ten (10) of Tanglewood Subdivision- Plat No. 3, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1095

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.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: July 2, 2025.

Neuhaus Construction & Concrete, Inc., an Iowa corporation

By _____
Philip A. Neuhaus, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 2, 2025, by Philip A. Neuhaus, as President, of Neuhaus Construction & Concrete, Inc. a corporation.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30,2025

_____
Signature of Notary Public

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