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Date 5/20/2025 Time 10:24:17AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**Taxpayer/Return To:** Wesley D. Schulte, 100 ½ East Main Street, Suite B, Manchester, Iowa 52057

**Preparer:** Stephan E. Alt, 890 Main Street, Suite 200, Dubuque, Iowa 52001, Phone: 563-556-4011

### WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Rogue Partners, LLC, a Minnesota limited liability company does hereby Convey to Wesley D. Schulte, a single person, the following described real estate in Delaware County, Iowa:

Lot Fifty Seven (57) and Fifty Eight (58) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, except that part of said Lots Fifty Seven (57) and Fifty Eight (58) described as commencing at a point one hundred seventeen (117) feet East of the Southwest corner of said Lot Fifty Seven (57), and running thence East one hundred fifty (150) feet, thence North one hundred fifty (150) feet, thence West one hundred fifty (150) feet, thence South one hundred fifty (150) feet to the point of beginning.

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.

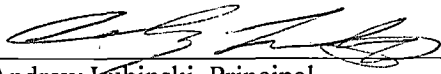
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Rogue Partners, LLC

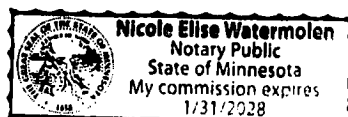
Dated: May 9, 2025

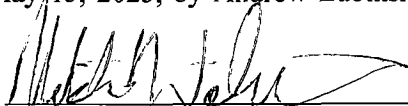
By:

  
Andrew Lubinski, Principal

STATE OF Minnesota, COUNTY OF Scott

This record was acknowledged before me on May 15, 2025, by Andrew Lubinski, Principal of Rogue Partners, LLC.



  
Signature of Notary Public