



Book 2026 Page 994
Document 2026 994 Type 03 001 Pages 3
Date 4/24/2026 Time 2:28:07PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$20.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: ⁽¹⁾Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Wesley D. Schulte, 100 1/2 E Main St, Ste B, Manchester, Iowa 52057

Return Document To: Wesley D. Schulte, 100 1/2 E Main St, Ste B, Manchester, Iowa 52057

Grantors: Karusco, Inc.

Grantees: Wesley D. Schulte

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

Thirteen thousand

For the consideration of ~~Ten~~ Dollar(s) and other valuable consideration, Karusco, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Wesley D. Schulte, the following described real estate in Delaware County, Iowa:

Lot 2 of Karusco 4th Subdivision, a subdivision of Lot B of Karusco 3rd Subdivision, except Parcel No. 4 SW 1/4 - SE 1/4, Sec. 30, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa according to plat recorded in Book 2025, Page 2598

This deed is given in partial fulfillment of Real Estate Contract – Installments filed July 5, 2022 in Book 2022, Page 2043.

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: April 16, 2026

Karusco, Inc., an Iowa corporation

By Russell B. Jones President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 16, 2026, by Russell B. Jones, as President, of Karusco, Inc. a corporation.

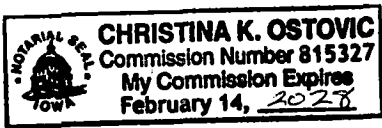


Jane E. Hanson
Signature of Notary Public

By *Karen Tschetter*
Karen Tschetter, Vice President

STATE OF IOWA, COUNTY OF Dickinson

This record was acknowledged before me on 4.9.2026,
by Karen Tschetter, as Vice President, of Karusco, Inc. a corporation.



Christina K Ostovic
Signature of Notary Public