

Recorded: 5/8/2026 at 9:18:28.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$55.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 1154

**WARRANTY DEED**  
**Recorder's Cover Sheet**

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

**Taxpayer Information:** Cortes Property Remodeling & Investment, Inc., 327 2nd Ave, Dyersville, IA 52040

**Return Document To:** Cortes Property Remodeling & Investment, Inc., 327 2nd Ave, Dyersville, IA 52040

**Grantors:** Amos C. Christner

**Grantees:** Cortes Property Remodeling & Investment, Inc.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Amos C. Christner, a single person, does hereby Convey to Cortes Property Remodeling & Investment, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The East sixty one and five-tenths (61.5) feet of the West one hundred twenty three (123.0) feet of the South one hundred twenty five (125.0) feet of Lot Three (3) of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485

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.

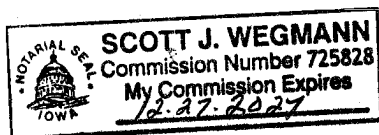
Dated: May 6, 2026

*[Handwritten Signature]*

Amos C. Christner, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 6, 2026 by Amos C. Christner, a single person.



*[Handwritten Signature]*  
Signature of Notary Public