



Book 2026 Page 1708
Document 2026 1708 Type 03 001 Pages 2
Date 6/24/2026 Time 10:27:29AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$151.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Coleman Fullerton and Brittany Fullerton, 210 Cascade Street SE, Hopkinton, IA 52237

Return Document To: ~~Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040~~

Grantors: William Kraus and Kathy Kraus

RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402

Grantees: Coleman Fullerton and Brittany Fullerton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

*a/k/a Brittany Ann Fullerton

For the consideration of Ten Dollar(s) and other valuable consideration, William Kraus and Kathy Kraus, husband and wife, do hereby Convey to Coleman Fullerton and Brittany Fullerton,* as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Three (3) and Ten (10), Block Three (3), Hopkinton Second Addition by H. A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329, except the Northerly eighty three (83.0) feet of the Easterly nine (9.0) feet of said Lot Three (3)

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.

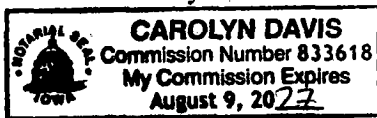
Dated: June 17, 2026

[Signature of William Kraus]
William Kraus, Grantor

[Signature of Kathy Kraus]
Kathy Kraus, Grantor

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on June 17, 2026 by William Kraus and Kathy Kraus.



[Signature of Carolyn Davis]
Signature of Notary Public