

Recorded: 6/24/2026 at 11:44:31.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,196.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1711

**WARRANTY DEED
Recorder's Cover Sheet**

**Manchester, IA
1201 W. Main St.
L/C: 14-0375**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information:
McDonald's Corporation
Attn: Dept 027 – Real Estate Tax (L/C: 14-0375)
110 N Carpenter St.
Chicago, IL 60607-2101

Return Document To:
Thomas Pickett, Esq.
U.S. Legal Department
McDonald's Corporation
110 N Carpenter St.
Chicago, IL 60607-2101
(L/C: 14-0375)

Grantors: Wesley D. Schulte and Jamie K. Schulte, 100 ½ E Main Street, Suite B, Manchester, IA 52057

Grantees: MCDONALD'S REAL ESTATE COMPANY, a Delaware corporation

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Wesley D. Schulte and Jamie K. Schulte, husband and wife, do hereby Convey to MCDONALD'S REAL ESTATE COMPANY, a Delaware Corporation, the following described real estate in Delaware County, Iowa:

Lot 2 of Karusco 4th Subdivision, filed September 29, 2025, in Book 2025, Page 2598, being a subdivision of Lot B of Karusco 3rd Subdivision, City of Manchester, Delaware County, Iowa, according to the plat recorded in Book 2005, Page 1691, Except Parcel No. 4, of the Acquisition Plat of North 13th, West Howard, & North 11th Street Improvements City of Manchester, Delaware County, Iowa, according to the acquisition plat recorded in Book 2008, Page 1905.

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. Each of the undersigned hereby relinquishes all rights of dower, curtesy, 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.

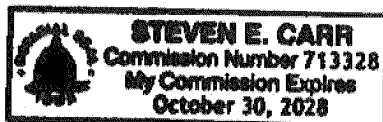
Dated: 6-17-2026

[Signature]
Wesley D. Schulte, Grantor

[Signature]
Jamie K. Schulte, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 17, 2026 by Wesley D. Schulte and Jamie K. Schulte.



[Signature]
Signature of Notary Public