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Document 2026 2190 Type 03 001 Pages 2

Date 7/31/2026 Time 9:37:10AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$639.20

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet**

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

Taxpayer Information: Wesley D. Schulte, 100½ E Main Street, Suite B, Manchester, IA 52057

Return Document To: Wesley D. Schulte, 100½ E Main Street, Suite B, Manchester, IA 52057

Grantors: Crumpton, LLC

Grantees: Wesley D. Schulte

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Four Hundred Thousand Dollar(s) and other valuable consideration, Crumpton, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Wesley D. Schulte, the following described real estate in Delaware County, Iowa:

Lots Two (2) of Karusco 2nd Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2004, Page 666

AND

Lots Three (3), Six (6) and Seven (7) of Karusco 2nd Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2004, Page 666

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.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

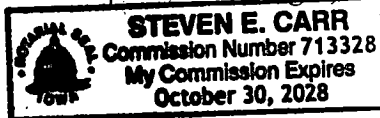
Dated: July 31, 2026

Crumpton, LLC, an Iowa limited liability company

By Michael J. Crumpton
Michael J. Crumpton, Manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 31, 2026,
by Michael J. Crumpton, as Manager, of Crumpton, LLC a limited liability company.



SES
Signature of Notary Public