

Recorded: 8/6/2026 at 11:41:18.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$6.14
Combined Fee: \$23.14
Revenue Tax: \$151.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2283

Return Document To: Title Services Corporation, 603 Commercial St., Waterloo, IA 50701
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Wesley D. Schulte, 817 E. Butler St., Manchester, IA 52057
TSC#264795

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, Jerry Hamman, a/k/a Jerry G. Hamman, a single person, does hereby Convey to Wesley D. Schulte, the following described real estate in Delaware County, Iowa:

The West 70 feet of the North 110 feet of the East ½ of Lot 9, Iowa Land Company's Addition, Manchester.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

☒ There **IS NOT** a 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.

☐ There **IS** a 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 a groundwater hazard statement is being submitted herewith.

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: August 6, 2026

Donald C Byerly as attorney in fact
Donald Byerly, as attorney in fact for Jerry
Hamman, a/k/a Jerry G. Hamman

STATE OF IOWA, Black Hawk COUNTY, ss.

This instrument was acknowledged before me on this 6 day of August,
2026, by Donald Byerly, as attorney in fact for Jerry Hamman, a/k/a Jerry G. Hamman, a single person.



Dakota Sands
Notary Public in and for the State of Iowa