Recorded: 11/4/2026 at 10:46:43.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $1,060.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3251

This instrument prepared by:
TIM ESTLUND, Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401
Phone No.: 319-378-6788

Mail tax statements and return document to:
Andrew M. Klostermann and Brittney L. Klostermann, 3119 HWY 38, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **William M. Kraus and Kathryn S. Kraus, a married couple**, do hereby convey unto **Andrew M. Klostermann and Brittney L. Klostermann, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel 2014-44 Part of Lot B And Part of The 100 Foot Wide Former Right Of Way Of The Chicago, Milwaukee, St. Paul And Pacific Railroad Company All In Section Nineteen (19), Township Eighty-Seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2014, Page 1621

Order No.: 808-35550/BJK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

William M. Kraus

Kathryn S. Kraus

STATE OF Iowa)
) SS:
COUNTY OF Delaware)

This instrument was acknowledged before me on 10-25 2024 by William M. Kraus and Kathryn S. Kraus, a married couple.

Julie Kraus
Notary Public in and for said State

JULIE ANN KRAUS NOTARY SEAL 785106 IOWA COMMISSION EXPIRES 7/17/2029