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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, Manchester, IA 52057, Phone: 5639274164

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

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

Grantors: Meadow Brook Trail, Inc.

Grantees: Wesley D. Schulte

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Meadow Brook Trail, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Wesley D. Schulte, the following described real estate in ~~Linn~~ Delaware County, Iowa:

Lot Two (2), Block Three (3), Meadow Brook Trail Addition, A Subdivision of the West Half (W½) of the Southeast Quarter of the Southeast Quarter (SE¼-SE¼), Except the East Eighty (80) Feet of the South Three-Hundred Twelve (312) feet Thereof, of Section 28, Township 89 North, Range 5 West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2020, Page, 1311.

This deed is exempt according to Iowa Code 428A.2(21).

The Corporation 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: 12-3-2025.

Meadow Brook Trail, Inc., an Iowa corporation

By _____
Wesley D. Schulte, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12/3/2025
by Wesley D. Schulte, as President, of Meadow Brook Trail, Inc. a corporation.

MICHELLE A. RIES
Commission Number 825111
My Commission Expires
5/19/2027

_____
Signature of Notary Public