Recorded: 3/16/2026 at 2:02:10.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $215.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 623

Return To: Christopher Fuller, 920 North Franklin Street, Manchester, Iowa 52057
Taxpayer: Christopher Fuller, 920 North Franklin Street, Manchester, Iowa 52057
Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, Shannon W. Sauerbry, a single person, does hereby convey to Christopher Fuller, a single person, the following described real estate in Delaware County, Iowa:

The East one hundred sixty four (164) feet of Lot Two (2), except the South eighty (80) feet thereof and except the North ten (10) feet thereof, of the Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6.

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

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.

Grantor(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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 grantor(s) 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: March 12, 2026

Shannon W. Sauerbry

STATE OF Iowa, COUNTY OF Delaware:

This record was acknowledged before me on March 12, 2026, by Shannon W. Sauerbry, a single person.

PATRICIA COLEMAN
Commission Number 719121
My Commission Expires
10/18/26

Signature of Notary Public