

Recorded: 8/17/2021 at 2:28:47.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2947

Preparer: Scott M. O'Shea, O'Shea & O'Shea, PC 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document to/Taxpayer: Scott E. Carbaugh and Kimberly K. McElree, 115 C Avenue, Atkins, IA 52206

COURT OFFICER DEED

IN THE MATTER OF THE ESTATE OF JOHN EDWARD CARBAUGH, now pending in the Iowa District Court in and for Linn County. Probate No. ESPR043061

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby convey(s) to Scott E. Carbaugh, a married person, and Kimberly K. McElree, a married person, as tenants in common, the following described real estate in **Delaware County, Iowa**:

The Westerly one-half (W½) of Lot Twenty Two (22), the Easterly one-half (E½) of Lot Twenty Four (24) and all of Lot 23, of Logan's Second Subdivision of Part of the South one-half (S ½) of Section Fourteen (14), and Part of the Northeast Quarter (NE ¼) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 55; and Lot Six (6) of Logan's Sixth Subdivision to Delaware County, the same being a part of Sections Fourteen (14), Fifteen (15), Twenty Two (22) and Twenty Three (23), all in Township 88 North, Range 5, West of the Fifth P.M., according to plat recorded in Book 5 Plats, Page 82.

Also all right, title, interest, claim and demand, of grantors, in and to the lake frontage running to the middle of the Maquoketa River bed, with respect to said premises, title to which is not warranted by grantors. This conveyance is made subject to the existing flood plain rights, and grantees shall not hold grantors or their predecessors in title hereunder liable with regard to the flooding of the property covered, and grantees and their successors and assigns shall not change or alter the lake frontage without written permission of the Lake Delhi Recreation Association, Inc.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

This deed transfers assets to heirs at law or devisees under a will, and is therefore exempt from transfer tax and from declaration of value and groundwater hazard statement requirements pursuant to Iowa Code §428A.2(20).

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

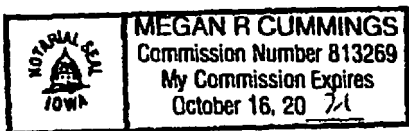
Dated: August 16, 2021

ESTATE OF JOHN EDWARD CARBAUGH

Kimberly K. McElree
Kimberly K. McElree, Co-Executor

STATE OF IOWA, COUNTY OF LINN, ss:

This record was acknowledged before me this 16 day of August, 2021, by
Kimberly K. McElree, as Co-Executor of the Estate of John Edward Carbaugh.



Megan R Cummings
Signature of Notary Public

Scott E. Carbaugh
Scott E. Carbaugh, Co-Executor

STATE OF IOWA, COUNTY OF LINN, ss:

This record was acknowledged before me this 17th day of August, 2021, by Scott E.
Carbaugh, as Co-Executor of the Estate of John Edward Carbaugh.



Lori L. Pearson
Signature of Notary Public