

Recorded: 10/8/2021 at 2:57:40.0 PM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.60
Combined Fee: \$35.60
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3535

Prepared by/ Maureen A. Gronstal P.O. Box 2804 PHONE (319) 363-0101
Return to: Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statements to: Karen Reis, 234 N. Chestnut Street, Monticello, IA 52310

COURT OFFICER DEED

IN THE MATTER
OF THE ESTATE OF
GORDON S. ANDEREGG, Deceased
now pending in the Iowa District Court
in and for Linn County, Probate No. ESPR043571

Pursuant to the authority and power vested in the undersigned, and in consideration of Ten Dollars and other valuable consideration, the undersigned, in the representative capacity designated below, hereby conveys an undivided 62.5% interest to KAREN A. REIS and an undivided 37.5% interest to PATRICIA IRIA ANDEREGG REZENDE in all of the Estate's interest in the following described real estate located in Delaware County, Iowa:

THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ELEVEN (11); AND THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FOURTEEN (14); AND THE NORTH ONE-HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13); AND THE NORTH ONE-HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4), THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), ALL IN TOWNSHIP NINETY (90) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., EXCEPT AS TO HIGHWAY ACROSS THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION TWELVE (12)

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(20).

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor covenants to warrant and defend the real estate against 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, feminine or neuter gender, according to the context.

Dated: October 6, 2021

GORDON S. ANDEREGG ESTATE

BY: Karen Anderegg Reis
Karen Anderegg Reis, Co-Executor

BY: Patricia Iria Anderegg Rezende
Patricia Iria Anderegg Rezende, Co-Executor

STATE OF IOWA, COUNTY OF JONES) ss:

This instrument was acknowledged before me on October 6, 2021, by Karen Anderegg Reis and Patricia Iria Anderegg Rezende as Co-Executors of the Gordon S. Anderegg Estate.



Maureen Gronstal
Notary Public in and for said State