

Recorded: 7/25/2022 at 1:10:57.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$919.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2242

**COURT OFFICER DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Paul Hietbrink, 616 Franklin Place, Pella, IA 50219, Phone: (641) 628-4513

**Taxpayer Information:** Orchard Lane Estates LLC, 1853 S. Countrywood Drive, Wasilla AK 99623

**Return Document To:** Orchard Lane Estates LLC, 1853 S. Countrywood Drive, Wasilla AK 99623

**Grantors:** The Estate of Ronald R. Struble

**Grantees:** Orchard Lane Estates LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## COURT OFFICER DEED

The Estate of Ronald R. Struble

now pending in the Iowa District Court in and for Delaware County. Case No. ESPRO06635

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 Orchard Lane Estates LLC, the following described real estate in Delaware County, Iowa:

an undivided 1/2 interest in and to:


Lots One (1), Twelve (12), Forty Three (43), Forty Four (44) and Forty Five (45) of Nelson's Subdivision to Manchester, Iowa, according to plat recorded in Book 4 Plats, Pages 2-5; also Lot Forty Six (46) of the Amended And Substituted Plat Of Lot 46 And Lot 48 Of Nelson's Subdivision Of Part Of The N $\frac{1}{2}$  Of The S $\frac{1}{2}$  Of Section 20, T89N, R5W, Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 81, except that part described as commencing at the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., thence West along the North line of said Southeast Quarter (SE $\frac{1}{4}$ ) two thousand four hundred forty (2440) feet, thence South thirty three (33) feet to a point on the West line of the abandoned Manchester and Oneida Railroad Company right of way, thence Southwesterly along a one thousand nine hundred thirty five (1935) feet radius curve concave Westerly seven hundred fifty two (752) feet to the point of beginning, thence South 78° 28' West one hundred twenty three and seven-tenths (123.7) feet, thence South 2° 30' West seventy (70) feet, thence North 78° 28' East one hundred twenty three and seven-tenths (123.7) feet, thence North 2° 30' East seventy (70) feet to the point of beginning.

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.

Words and phrases herein, including acknowledgement hereof, shall be construed as in

the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

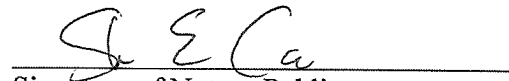
Dated: July 14, 2022.

  
Deann ~~L.~~ Struble  
L.

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on July 14, 2022, by Deann ~~L.~~ Struble as  
Executor of The Estate of Ronald R. Struble.

  
Signature of Notary Public

