

Recorded: 10/25/2022 at 9:33:29.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3186

Prepared by: Kyle W. Wilcox, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641
SPACE ABOVE THIS LINE FOR
Address Tax Statement: Wendling CBJ, LLC: 2442 2nd Street SW, Cedar Rapids, IA 52404

COURT OFFICER DEED

In the matter of the Estate of JOHN FRANCIS WENDLING also known as John F. Wendling, deceased
now pending in the Iowa District Court
in and for Delaware County. Probate No. ESPR006646

Pursuant to the authority and power vested in the undersigned, and in consideration of one dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby conveys to BRIAN J. WENDLING, JACOB WENDLING and CHRISTOPHER JOHN WENDLING, as tenants in common, the following described real estate in Delaware County, Iowa:

That part of the Southeast (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-five (35), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian, described as commencing at the Northwest corner thereof, and running thence East eighty (80) rods, thence South eighty (80) rods, thence Northwesterly to the place of beginning, excepting therefrom, Parcel D (Parcel "D" in the SE ¼ of the NE ¼ of Section 35-90-6, according to plat recorded in Book 2001, Page 2743, Delaware County, Iowa Recorder, and also excepting therefrom Parcel 2016-73 in part of the SE ¼ of the NE ¼ of said Section 35, according to plat recorded in Book 2016 at Page 3080 of the records of the Delaware County, Iowa, Recorder,

subject to easements, covenants, conditions and restrictions of record.

This deed represents a transfer of a distribution of assets to devisees under a will and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(20), and for the same reason is exempt from the requirements of a declaration of value and 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 neuter gender, according to the context.


Dated: OCTOBER 24, 2022


Wesley Hilleshiem, Senior Trust Officer of BankIowa,
Executor of the ESTATE OF JOHN FRANCIS WENDLING

STATE OF IOWA, COUNTY OF Linn, ss:

This instrument was acknowledged before me on the 24th day of Oct, 2022, by Wesley Hilleshiem, as Senior Trust Officer of BankIowa, Executor of the ESTATE OF JOHN FRANCIS WENDLING.




Notary Public in and for said State
My Commission Expires: 5-24-2023