

Recorded: 2/2/2023 at 12:09:18.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$309.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 254

Number: 202300000957
Recorded: 2/1/2023 at 3:00:05.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$378.40
Kevin Dragotto, Auditor RECORDER
Dubuque County, Iowa

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Chris M. Even, 225 1st Avenue East, Dyersville, IA 52040
Phone: 563-875-9112

Taxpayer Information: Larry J. Mensen and Patricia Mensen, 32835 Floyd Rd., Dyersville, IA 52040

Return Document To: Chris M. Even, 225 1st Avenue East, Dyersville, Iowa, 52040

Grantors: Estate of Wilma Mensen

Grantees: Larry Mensen and Patricia Mensen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF THE ESTATE OF WILMA MENSEN, deceased
now pending in the Iowa District Court in and for Dubuque County. Case No. ESPR053837

Pursuant to the authority and power vested in the undersigned, and in consideration of Ten Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Larry J. Mensen and Patricia Mensen, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa and Dubuque County, Iowa:

Delaware County:

The South one-half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirteen (13), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M.; also Lot Four (4) of the Subdivision of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirteen (13), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., according to plat recorded in Book 1 Plats, Page 150,

This Deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, acknowledged January 14, 2014, and filed for record by a Memorandum of Real Estate Contract filed on January 24, 2014 in Delaware County in Book 2014, Page 173.

Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 – deed given in consummation of a previously recorded contract.

Dubuque County:

Lots 2 and 3 of the Subdivision of the Wfr $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 18, Township 89 North, Range 2 West of the 5th P.M., according to the United States Government Survey and the recorded plats thereof,

This Deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, acknowledged January 14, 2014, and filed for record by a Memorandum of Real Estate Contract filed on February 21, 2014 in Dubuque County as Instrument No. 2014-00001632.

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.

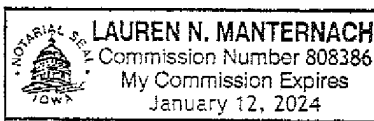
Dated: January 29th, 2023.

Keith Mensen
Keith Mensen, Co-Executor of the Estate of
Wilma Mensen

Karen Heiderscheit
Karen Heiderscheit, Co-Executor of the
Estate of Wilma Mensen

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

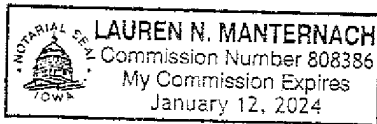
This record was acknowledged before me on January 29th, 2023, by Keith Mensen as Co-Executor of Wilma Mensen Estate.



Lauren N. Manternach
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This record was acknowledged before me on January 29th, 2023, by Karen Heiderscheit as Co-Executor of Wilma Mensen Estate.



Lauren N. Manternach
Signature of Notary Public