

Recorded: 4/12/2023 at 2:25:20.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 776

Prepared by: Kyle W. Wilcox, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement to: Merle M. Winch, Sr., c/o Merle M. Winch, Jr.: 2853 197th Ave., Manchester, IA 52057

COURT OFFICER DEED

In the matter of the ESTATE OF LOIS A. WINCH, deceased
now pending in the Iowa District Court
in and for Delaware County. Probate No. ESPR005773

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 Merle M. Winch, Jr., as Executor of the ESTATE OF MERLE M. WINCH, SR., the following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to:

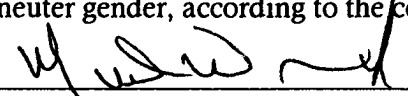
See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

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

This deed represents a transfer of real estate to a beneficiary 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.

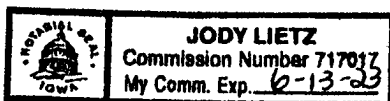
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: 4/11, 2023


Merle M. Winch, Jr., Executor of the
ESTATE OF LOIS A. WINCH

STATE OF IOWA, COUNTY OF Jones, ss:

This instrument was acknowledged before me on the 11 day of April, 2023,
by Merle M. Winch, Jr., as EXECUTOR OF THE ESTATE OF LOIS A. WINCH.



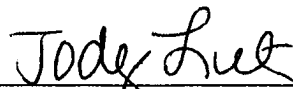

Notary Public in and for said State
My Commission Expires: 6-13-23

EXHIBIT "A"
LEGAL DESCRIPTION

The North $\frac{1}{2}$ of the SW $\frac{1}{4}$; and all that part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying West of the Anamosa and Garnavillo State Road; and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in Section 20, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa, EXCEPTING THEREFROM: the West $\frac{3}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 20 AND FURTHER EXCEPTING Parcel A in part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 20, as described in the Plat of Survey recorded in Book 2006, Page 1523 of the records of the Delaware County, Iowa, Recorder, subject to road.