

Recorded: 4/12/2023 at 2:25:22.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 777

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 Statements to: Merle M. Winch, Jr: 2853 197th Ave., Manchester, IA 52057

COURT OFFICER DEED

In the matter of the **ESTATE OF MERLE M. WINCH, SR.**, deceased
now pending in the Iowa District Court
in and for Delaware County. Probate No. ESPR005772

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 **Jason Blunt, Michael Blunt and Rae Kinkead Eschen**, also known as Rae Marie Kincaid, each as to an undivided one-third interest, as Tenants in Common and not as Joint Tenants, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 3),

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

This conveyance is expressly subject to a life estate for the joint lives of Merle M. Winch, Jr., Lisa Winch and Stacey Blunt, such that after the death of any life tenant, the decedent life tenant's life estate interest shall pass to the surviving life tenant(s). Upon the death of the last surviving life tenant, the remainder interest shall pass to the above-mentioned grantees, in equal shares, per stirpes.

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.

(Signature page to follow)

Dated: 4-11, 2023

Merle M. Winch, Jr.
Merle M. Winch, Jr., Executor of the
ESTATE OF MERLE M. WINCH, SR.

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 MERLE M. WINCH, SR.

Jody Lietz
Notary Public in and for said State

My Commission Expires: 6-13-23

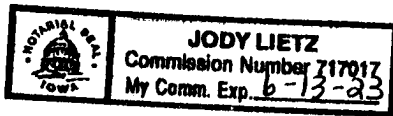


EXHIBIT "A"
LEGAL DESCRIPTION

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;

AND

Southeast Quarter of the Southwest Quarter of the Southwest Quarter; Southeast Quarter of the Southwest Quarter; Southwest Quarter of the Southeast Quarter South of highway X31, and Southeast Quarter of the Southeast Quarter lying south and west of highway X31, all in Section Twenty (20), Township Eighty-seven North (T87N), Range 4, West of the 5th Principal Meridian, Delaware County, Iowa, subject to public highway,

AND

Southeast Quarter of the Southeast Quarter lying east and north of highway X31 in Section Twenty (20), Township Eighty-seven North (T87N), Range 4, West of the 5th Principal Meridian, Delaware County, Iowa, subject to public highway.