

Recorded: 5/8/2023 at 12:15:30.0 PM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.50  
Combined Fee: \$30.50  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 989

Prepared by: Amanda M. D'Amico, 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 RECORDER**

**Address Tax Statement: Jane A. Kuhlman**, 123 Eagleview Drive, Guttenberg, IA 52052

**COURT OFFICER DEED**

IN THE MATTER OF THE ESTATE OF RICKY LEE KUHLMAN, Deceased, now pending  
in the Iowa District Court, in and for Delaware County, Iowa, as Probate #ESPR007436

Pursuant to the authority and power vested in the undersigned, and in consideration of one dollar and other valuable consideration, the undersigned, in her representative capacity designated below, hereby conveys to **JANE A. KUHLMAN, Trustee of Trust 2 Under Ricky Lee Kuhlman's Last Will and Testament**, the following described real estate in Delaware County, Iowa:

1. **an undivided 82.25% interest** in the following described real estate in Delaware County, Iowa:

Lot 4 of Juergen's Subdivision to the City of Colesburg, Iowa;

2. **an undivided one-half interest** in the following described real estate in Delaware County, Iowa:

The SE1/4 of the NW Fr1 1/4 and the S1/4 of NW Fr1 1/4 of NW 1/4, and the N1/4 of SW Fr1 1/4 of the NW1/4 of Section 6, Township 90 North, West of the 5th P.M.;

3. **an undivided one-half interest** in the following described real estate in Delaware County, Iowa:

The East 24.77 acres of the SE1/4 of the SE1/4 of Section 9 and the W1/2 of the SW1/4 and the S1/2 of the NE1/4 of SW1/4 of Section 10, all in Township 88 North, Range 5, West of the 5<sup>th</sup> P.M.

All of the aforementioned transfers are subject to easements, liens, and covenants of record.

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

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

**THIS DOCUMENT IS A TRANSFER AND DISTRIBUTION OF ASSETS FROM AN ESTATE WITHOUT CONSIDERATION AND IS THEREFORE EXEMPT FROM TRANSFER TAX PURSUANT TO IOWA CODE SECTION 428A.2(20) AS WELL AS EXEMPT FROM THE REQUIREMENT OF A DECLARATION OF VALUE AND GROUNDWATER HAZARD STATEMENT.**

RICKY LEE KUHLMAN ESTATE

By: *Jane A. Kuhlman*  
Jane A. Kuhlman, Executor of said Estate

STATE of IOWA, COUNTY OF CLAYTON, ss:

This instrument was acknowledged before me on 4/29, 2023 by Jane A. Kuhlman, in her capacity as Executor of the Estate of Ricky Lee Kuhlman, Deceased.



*Donna Amy Kuhlman*  
Notary Public in and for the State of Iowa  
My Commission Expires: 6/28/2024