



Book 2023 Page 1631

Document 2023 1631 Type 03 004 Pages 8
Date 7/14/2023 Time 10:49:05AM
Rec Amt \$42.00 Aud Amt \$50.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Robert N. Downer, 122 South Linn Street, Iowa City, IA 52240;
Telephone: 319-338-9222

Taxpayer Information: Ralph Douglas Coeey, 1666 Denison Circle, Longmont, CO 80503

Return Document To: Robert N. Downer, 122 South Linn Street, Iowa City, IA 52240

Grantors: Ralph Douglas Coeey and Deborah Penn Knake, Co-Executors of the Estate of
Marcheta R. Coeey-Lux, Deceased

Grantees: Ralph Douglas Coeey and Deborah Penn Knake

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
MARCHETA R. COOEY-LUX, Deceased,

now pending in the Iowa District Court in and for Delaware County. Probate No. ESCR 006474

Pursuant to the authority and power vested in the undersigned, and in consideration of One (1) Dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey to Ralph Douglas Coeey and Deborah Penn Knake, as tenants in common, an undivided one-half interest in the following described real estate in Delaware County, Iowa:

See legal description attached hereto and by this reference made a part hereof.

Subject to easements and restrictions of record.

No transfer tax required - distribution of Estate assets and consideration less than \$500. Exempt instrument pursuant to Exemption No. 21 on Real Estate Transfer - Declaration of Value form.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit 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 neutral gender, according to the context.

Dated: July 11, 2023.



RALPH DOUGLAS COOEY

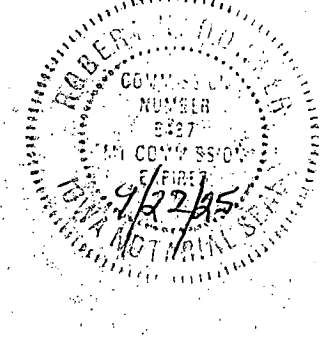


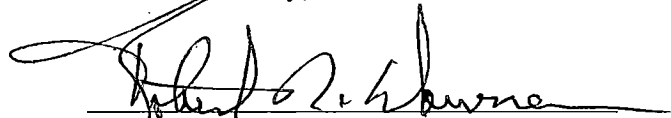
DEBORAH PENN. KNAKE

Co-Executors in the above-entitled Estate.

STATE OF IOWA)
)
) SS:
COUNTY OF JOHNSON)

This record was acknowledged before me on July 11, 2023, by Ralph Douglas Cooley and Deborah Penn Cooley Knake, as Co-Trustees of the Archie W. Cooley, Jr. Trust.





Signature of Notary Public

EXHIBIT A

That part of the Northwest Fractional Quarter (NW fr ¼) of the Southwest Quarter (SW ¼) as lies West of the East 14 acres thereof, EXCEPT the North Five (5) acres of said western part of said Fractional Forty acre tract, of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four (4) West of the Fifth P.M., Delaware County, Iowa.

And

The North One-half (N ½) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼); that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) lying North and East of the Maquoketa River, of Section 25, Township Eighty-eight North (T88N), Range 5 West of the 5th P.M.

And

Lot One (1) of the Subdivision of Lot One (1) in Lot Sixteen (16) of H.L.C. First Subdivision of part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) in Section Nineteen (19), Township Eighty-Eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 23.

And

A Fifteen (15) foot access lying West of and adjacent to Lot 12, H.L.C. First Subdivision, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼); all being in Section Nineteen (19), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2 Plats, page 176.

And

Lots 4, 4A, 6, 6A, 8, 8A, 9, 9A and 10 of Hartwick Lake Club Northeast Second Division part of the Southwest Quarter (SW ¼) of Section 19, and part of the Northwest Quarter (NW ¼), Section 30, and part of Lot 4 of Hartwick Lake Club North Third Subdivision, all in Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 2840.

And

Lot 1 and Lot 2 of Hartwick Lake Club North Third Subdivision, a subdivision of part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 15; And Parcel A, part of Lot 3 of Hartwick Lake Club North Third Subdivision, part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 1999, Page 2788;

And

Lot 3 of Hartwick Lake Club North Sixth Subdivision, a subdivision of Lot 1 of Hartwick Lake Club North Fifth Subdivision part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township Eighty-eight North (T88N), Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2017 Plats, Page 239.

And

Parcel 2016-45, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and Parcel 2016-46, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), all in Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five (5) West of the Fifth P.M., Delaware County, Iowa, according to Plat recorded in Book 2016, Page 3634.

And

Parcel 2017-19, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼); Parcel 2017-20, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼); and Parcel 2017-21, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) all in Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five (5) West of the Fifth P.M., Delaware County, Iowa, according to Plat recorded in Book 2017, Page 682.

And

Lots 2, 7, 8, 9, 10, 12, 19, 20, 23, 24, 27, 29 and 30, of Hartwick Lake Club West Subdivision, a part of the S ½ of the Section 24 and part of the N ½ of Section 25, all in Township Eighty-eight North (T88N), Range 5, West of the 5th P.M., according to Plat recorded in Book 5 Plats, Page 40.

And

Lot 13 of Hartwick Lake Club West Subdivision, a part of the S ½ of Section 24 and part of the N ½ of Section 25, all in Township Eighty-eight North (T88N), Range 5 West of the 5th P.M., according to Plat recorded in Book 5 Plats, Page 40, in the office of the Delaware County, Iowa, Recorder, EXECT Parcel E being a part of said Lot 13 per Plat recorded in Book 1999, Page 3019.

And

Lots 1, 3, 4, 6, 7, 11, 13, 14, and 3/5 interest in Lot 9, of Hartwick Lake Club North, Second Subdivision, a Subdivision of part of the Southeast Quarter of the Southeast Quarter and of the Northeast Quarter of the Southeast Quarter, EXCEPT the North 10 acres thereof, all in Section 24, Township Eighty-eight North (T88N), Range 5, West of the 5th P.M., according to Plat recorded in Book 5 Plats, Page 81.

And

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of Hartwick Lake Club North Fourth Subdivision, a Subdivision of Lot 2 of Hartwick Lake Club North, Second Subdivision of part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) and the Northeast Quarter (NE ¼) of the Southeast Quarter (NE ¼) EXCEPT the North 10 acres thereof, all in Section 24, Township Eighty-eight North (T88N), Range Five (5), West of the 5th P.M., according to Plat recorded in Book 6 Plats, Page 176.

And

Lots 2, 3, 4, 5, 8 and 9 of Hartwick Lake Club West Second Subdivision a subdivision of part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), (including Parcel D) of Section 24, and part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 25, all in Township Eighty-eight North (T88N), Range Five (5) West of the 5th P.M., according to amended Plat recorded in Book 1999, Page 3326.

And

Parcel Q part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼), Section Twenty-Five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 91.

And

Lots 2, 4, 4A, 5, and 5A of Hartwick Lake Club West Third Subdivision, part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 25 and part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 24, all in Township Eighty-eight North (T88N), Range Five (5), West of the 5th P.M., according to Plat recorded in Book 2014 Plats, Page 598.

And

Lots 1 and 3, of Furman Subdivision of part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Thirty (30), Township Eighty-Eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 7 Plats, Page 18. (Hanging File A-66)

And

Lot 10 of H.L.C. Second Subdivision of part of the North One-Half (N ½) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., according to Plat recorded in Book 4 Plats, page 76 and 77, subject to affidavit recorded on the 14th day of May, 1985 in Affidavit Book 14, Page 66.

And

Lots 1, 2, 3 and 12 of H.L.C. Third Subdivision of part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) and part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 5 Plats, page 24.

And

Lots 2, 3, 4, 5, 6 and 7, of H.L.C. Fourth Subdivision, a subdivision of Lot 11 of H.L.C. Third Subdivision, part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) and part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 1999, Page 1559.

And

Lots 1, 2, 3, 4, 13, 14, 15 of H.L.C. South Addition to Delaware County, Iowa, of part of the Northwest Quarter (NW ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M. according to Plat recorded in Book 6, Page 164, and including Parcel W part of Lot 15 of H.L.C. South Addition according to Plat recorded in Book 2007, Page 541.

And

Lot 12 of the Replat of Lot 10, 11, and 12 of H.L.C. South Addition to Delaware County, Iowa, of part of the Northwest Quarter (NW ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., according to amended Plat recorded in Book 1999, Page 3794.

And

Lots 1, 1A, 2, 3, 3A, 4, 5, 5A, 6, 7, 7A, 8, 8A, 9, 9A, 10 and 10A of H.L.C. Deer Run Addition, part of the Northwest Quarter (NW ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 1999, Page 1213

And

Lots 1, 4, 4A, 5, 5A, 6, 6A, 7, 7A, 8, 8A, 9, 9A, 10 and 10A of H.L.C. Deer Run Second Addition, part of the East One-half (E ½) of the Northwest Quarter (NW ¼) and the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 2003, Page 48.

And

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, Lots A, B, C, D, E, F, G, H of Hartwick Point, a Subdivision of part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) and part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 30, Township Eighty-eight North (T88N), Range Five (5), West of the 5th P.M., according to Plat recorded in Book 2017 Plats, Page 3055.

All Subject to roadways and easements of records.

EXHIBIT B

That portion of the following described property lying adjacent to, and within the extended boundaries of, the properties described in Exhibit A attached hereto:

Tracts No. 12, 13, 15, 16, 17, 18 and 19 described on the Quit Claim Deed of Interstate Power Company to L. J. Schiltz and Connie A. Schiltz, as Executrix and sole beneficiary of the Estate of John G. Schiltz, which Quit Claim Deed was dated the first day of July 1974, and filed for record on the 25th day of July 1974, in the record of the Delaware County Recorded, in Book 96 L. D., Page 59 et seq. and subject to the reservations retained by Interstate Power Company as set forth therein; also all that portion of Tract No. 9 lying West of the centerline of the channel of the Maquoketa River, also all that portion of Tract No. 10 lying south of the centerline of the channel of the Maquoketa River; also all that portion of Tract No. 10 lying westerly from the westerly boundary line of Tract No. 11; also all that portion of Tract No. 14 lying South of the centerline of the channel of the Maquoketa River; also all that portion of Tracts No. 21 and No. 23 lying southeast of the centerline of the Maquoketa River; also all that portion of Tract No. 7 lying southwesterly from the centerline of the channel of the Maquoketa River; also all that portion of Tract No. 14 lying Northerly from the centerline of the channel of the Maquoketa River; EXCEPTING from the foregoing described real estate any portion thereof lying within the following subdivisions:

Hartwick Lake Club Northeast, Second Division, Book 2005, Page 2840,
H.L.C. Deer Run Addition, Book 1999, Page 1213,
H.L.C. Deer Run Second Addition, Book 2003, Page 48,
Hartwick Lake Club North Second Subdivision, Book 5 Plats, Page 81,
Hartwick Point, Book 2017 Plats, Page 3055.

Including all lake frontage lying adjacent to, and within the extended boundaries of the following described property:

Lot 2 in 16 and Lot 3 in 16 of the Subdivision of part of Lot 16 H.L.C. First Subdivision of part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township Eighty-eight North, (T88N), Range four (4) West of the Fifth P.M., Delaware County, Iowa, according to Book 3, Page 206 and Parcel 2019-61 part of Lot 15 and part of Lot 16 of H.L.C. First Subdivision of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township Eighty-eight North (T88N), Range four (4) West of the Fifth P.M., Delaware County, Iowa according to Book 2019, page 2124;

Lots 11 and 12 of H.L.C. Second Subdivision of part of the N ½ of Section Thirty (30), Township Eighty-eight North (T88N), Range four (4) West, of the Fifth P.M., according to Plat recorded in Book 4 Plats, page 76 and 77;

Lots 1, 2, 3, 4, 5, 6 and 12 of the H.L.C. Third Subdivision of part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) and part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the Fifth P.M., Delaware County, Iowa, according to Plat recorded in Book 5 Plats, page 24;

Lot 2 of H.L.C. Fourth Subdivision, a subdivision of Lot 11 of H.L.C. Third Subdivision, part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) and part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 1999, Page 1559;

Lots 1, 2, 3, 4, 13 and 14 of H.L.C. South Addition to Delaware County, Iowa, of part of the Northwest Quarter (NW ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M. according to Plat recorded in Book 6, Page 164;

Lot 12 of the Replat of Lot 10, 11, and 12 of H.L.C. South Addition to Delaware County, Iowa, of part of the Northwest Quarter (NW ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., according to amended Plat recorded in Book 1999, Page 3794;

Lots 3, 4, 6, 7, 8, 10, 11, 13, 14 of Hartwick Lake Club North, Second Subdivision, a Subdivision of part of the Southeast Quarter of the Southeast Quarter and of the Northeast Quarter of the Southeast Quarter, EXCEPT the North 10 acres thereof, all in Section 24, Township Eighty-eight North (T88N), Range 5, West of the 5th P.M., according to Plat recorded in Book 5 Plats, Page 81. (part of Tract No. 17 described on the Quit Claim Deed of Interstate Power Company recorded in Book 96 L.D., page 59);

Lots 1, 2 and 3 of Hartwick Lake Club North Third Subdivision, a subdivision of part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 15 and Parcel A, part of Lot 3 of Hartwick Lake Club North Third Subdivision, part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 1999, Page 2788 and

Lot 3 of Hartwick Lake Club North Sixth Subdivision a subdivision of Lot 1 of Hartwick Lake Club North Fifth Subdivision part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township Eighty-eight North (T88N), Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2017 Plats, Page 239. (part of Tract No. 17 described on the Quit Claim Deed of Interstate Power Company recorded in Book 96 L.D., page 59);

Lot 17 of Hartwick Lake Club North, Fourth Subdivision, a Subdivision of Lot 2 of Hartwick Lake Club North, Second Subdivision of part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) and the Northeast Quarter (NE ¼) of the Southeast Quarter (NE ¼) EXCEPT the North 10 acres thereof, all in Section 24, Township Eighty-eight North (T88N), Range Five (5), West of the 5th P.M., according to Plat recorded in Book 6 Plats, Page 176. (part of Tract No. 17 described on the Quit Claim Deed of Interstate Power Company recorded in Book 96 L.D., page 59);

Lots 2, 7, 8, 9, 10, 12, 19, 20, 23, 24, 27, 29 and 30, of Hartwick Lake Club West Subdivision, a part of the S ½ of the Section 24 and part of the N ½ of Section 25, all in Township Eighty-eight North (T88N), Range 5, West of the 5th P.M., according to Plat recorded in Book 5 Plats, Page 40;

Lot 13 of Hartwick Lake Club West Subdivision, a part of the S ½ of Section 24 and part of the N ½ of Section 25, all in Township Eighty-eight North (T88N), Range 5 West of the 5th P.M., according to Plat recorded in Book 5 Plats, Page 40, in the office of the Delaware County, Iowa, Recorder, Except Parcel E being a part of said Lot 13 per Plat recorded in Book 1999, Page 3019.