

Recorded: 9/7/2023 at 8:36:12.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$111.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2187

Prepared By/ Return To: Matt McQuillen, 503 W Main St, Anamosa, IA 52205, 319-462-3577
Taxpayer: Daniel J. Zitelman and Joan Marie Zitelman, 414 12th Ave SE, Dyersville, IA 52040



COURT OFFICER DEED

**IN THE MATTER OF
THE ESTATE OF BEVERLY A.
MCQUILLEN,**

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006728

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Daniel J. Zitelman and Joan Marie Zitelman, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

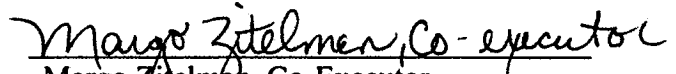
The West one hundred twenty five (125) feet of the North three hundred three and five-tenths (303.5) feet of the following described real estate: The East three-fourths (E $\frac{3}{4}$) of that tract of land described as commencing at a point one (1) rod North of the Southwest corner of Lot One Hundred Three (103), Henry Acres Addition to Manchester, Iowa, thence North nineteen (19) rods to the center of the West end of the forty (40) foot street on the North side of Lot One Hundred Three (103), thence West forty two (42) rods, one (1) foot, nine (9) inches, thence South nineteen (19) rods to the North line of a two (2) rod road on the South side of this land, thence East forty two (42) rods, one (1) foot, nine (9) inches to the point of beginning, being a part of the South one-half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 29, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa; AND Lots One (1), Two (2), and Forty Nine (49) EXCEPT the East 431.63 feet of Lot 49, Stevens Addition to the City of Masonville, Delaware County, Iowa

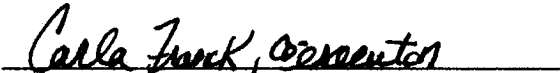
as shown on plat of survey recorded on February 27, 2002 in Book 2002, Page 712, Delaware County records.

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.

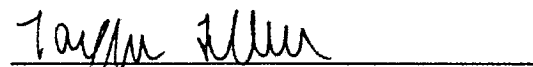
Dated: August 24, 2023.


Margo Zitelman, Co-Executor


Carla Franck, Co-Executor

STATE OF IOWA, COUNTY OF JONES, ss:

This record was acknowledged before me on August 24, 2023 by Margo Zitelman and Carla Franck as Co-Executors of the Beverly A. McQuillen Estate.


Signature of Notary Public

