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Document 2023 2909 Type 03 004 Pages 3  
Date 11/17/2023 Time 3:22:40PM  
Rec Amt \$17.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**COURT OFFICER DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** E Michael Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

**Taxpayer Information:** Craig A Carradus, 828 E. Fayette Street, Manchester, IA 52057

**Return Document To:** E Michael Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057

**Grantors:** Berdina M. Carradus Estate

**Grantees:** Craig A. Carradus

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## COURT OFFICER DEED

IN THE MATTER OF  
Berdina M. Carradus Estate,  
a/k/a Berdina Carradus

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006754

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 Craig A. Carradus, the following described real estate in Delaware County, Iowa:

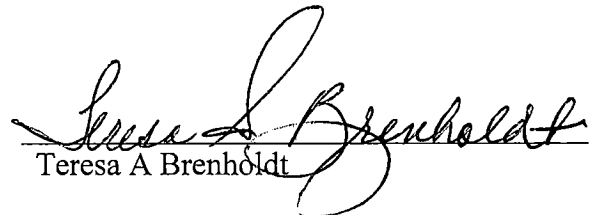
That part of Lots Seven (7) and Eight (8) of Iowa Land Company's Addition to Manchester, Iowa, described as follows: Commencing at a point on the South line of Lot Seven (7) that is 162 feet West of the Southeast corner of said Lot Seven (7), running thence West on the South line of said Lots Seven (7) and Eight (8) a distance of 108 feet, thence Northeasterly to a point 125 feet North and 165.3125 feet West of the Southeast corner of said Lot Seven (7), thence East 3.125 feet to a point North of the point of beginning, thence South 125 feet to the point of beginning.

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.

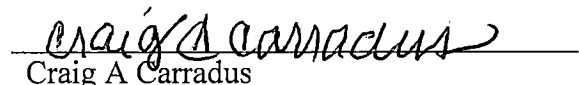
**This deed is exempt according to Iowa Code 428A.2(20).**

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: November 11, 2023.

  
Teresa A Brenholdt

As Executor in the above entitled estate or cause.

  
Craig A Carradus

As Executor in the above entitled estate or cause.

STATE OF VIRGINIA, COUNTY OF FRANKLIN, ss:

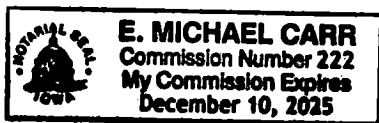
This record was acknowledged before me on November 11, 2023, by Teresa A Brenholdt as Executor of Berdina M. Carradus Estate.



Luanne Malandra  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on November 17<sup>th</sup>, 2023, by Craig A Carradus as Executor of Berdina M. Carradus Estate.



E. Michael Carr  
Signature of Notary Public