

Recorded: 1/18/2024 at 1:47:36.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$3,387.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 139

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

**Preparer Information:** Zeke R. McCartney, 110 East 9th Street, Dubuque, IA 52001, Phone: 563-556-8000

**Taxpayer Information:** CJB Farm Holdings LLC, 2631 Ridge Road, Hopkinton, IA 52237

**Return Document To:** CJB Farm Holdings LLC, 2631 Ridge Road, Hopkinton, IA 52237

**Grantors:** Estate of Kenneth T. Reuter, by Julie Sunne, Executor

**Grantees:** CJB Farm Holdings LLC

**Legal Description:** See Page 2

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



## COURT OFFICER DEED

IN THE MATTER OF THE  
ESTATE OF KENNETH T. REUTER,  
Deceased,

now pending in the Iowa District Court in and for Dubuque County. Case No. ESPR054466

Pursuant to the authority and power vested in the undersigned, and in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Conveys to CJB Farm Holdings LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

The North one-half (N 1/2) of the Southeast Quarter (SE 1/4), except that part described as commencing at the point of intersection of the East line of said Southeast Quarter (SE 1/4) and the center line of the Hopkinton-Buck Creek Black-Top Road, and running thence North along said East line four hundred fifty six (456) feet to the point of beginning, thence West three hundred sixty (360) feet, thence North one hundred ninety (190) feet, thence East three hundred sixty (360) feet, thence South one hundred ninety (190) feet to the point of beginning, and the South one-half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty One (21), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., except that part included in Parcel 2013-119 Comprised Of The West Half (W 1/2) Of The Northeast Quarter (NE 1/4) Of The Northeast Quarter (NE 1/4), The North 66 Feet Of The Southeast Quarter (SE 1/4) Of The Northeast Quarter (NE 1/4), The North 66 Feet Of The East 132 Feet Of The North Half (N 1/2) Of The Southwest Quarter (SW 1/4) Of The Northeast Quarter (NE 1/4), Part Of The South Half (S 1/2) Of The Northwest Quarter (NW 1/4) Of The Northeast Quarter (NE 1/4) And Part Of The North Half (N 1/2) Of The Southwest Quarter (SW1/4) Of The Northeast Quarter (NE 1/4) All In Section Twenty-One (21), Township Eighty-Seven North (T87N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2013, Page 3998, and also except that part included in Parcel 2013-120 Part Of The South Half (S 1/2) Of The Northwest Quarter (NW 1/4) Of The Northeast Quarter (NE 1/4) And Part Of The North Half (N 1/2) Of The Southwest Quarter (SW 1/4) Of The Northeast Quarter (NE 1/4) All in Section Twenty-One (21), Township Eighty-Seven North (T87N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2013, Page 3998.

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.

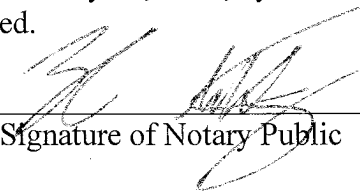
Dated: January 17, 2024.

ESTATE OF KENNETH T. REUTER

  
By: Julie Sunne, Executor (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This record was acknowledged before me on January 17, 2024, by Julie Sunne, as Executor of the Estate of Kenneth T. Reuter, Deceased.

  
Signature of Notary Public

