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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$799.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer: Matthew J. Kriegel, 1921 – 51st Street NE, Cedar Rapids, IA 52402, (319) 393-1020

Ⓟ Address Tax Statement Return To: Philip A. Neuhaus, 2259 Jefferson Road, Manchester, IA 52057

COURT OFFICER DEED

Estate of Shirlee U. Wilcox

now pending in the Iowa District Court in and for Linn County

Probate No. ESPR041458

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 Philip A. Neuhaus, the following described real estate in Delaware County, Iowa:

Lot One (1) of Logan's First Subdivision of Part of the North one-half (N ½) of Section Twenty-Three (23), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 46; also all lake frontage running to the middle of the Maquoketa River bed with respect to said premises

AND

Lot Two (2) of Logan's First Subdivision of Part of the North one-half (N ½) of Section Twenty-Three (23), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 46; also all lake frontage running to the middle of the Maquoketa River bed with respect to said premises

AND

Lot Five (5) of Logan's First Subdivision of Part of the North one-half (N ½) of Section Twenty-Three (23), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 46 and retracement plat recorded in Book 2005, Page 314; also all lake frontage running to the middle of the Maquoketa River bed with respect to said premises

AND

That part of the West one-half (W ½) of Section Twenty-Three (23), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa, described as follows: Beginning at the Southwest corner of Lot One (1) of Logan's First Subdivision of Part of the North one-half (N ½) of Section Twenty Three (23), Township Eighty-Eight (88) North, Range Five (5),

West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 46, thence South 67° 49' 00" East (recorded bearing of said Subdivision) one hundred fifty three and four-tenths (153.4) feet to the Southeast corner of said Lot One (1) and the Westerly bank of the Maquoketa River (Reference Line A), thence South 05° 01' 00" East along said bank two hundred four and forty-nine hundredths (204.49) feet, thence South 31° 19' 52" East along said bank two hundred sixty-seven and ninety-eight hundredths (267.98) feet, thence South 45° 25' 11" East along said bank seventy-two and sixty-eight hundredths (72.68) feet, thence South 54° 30' 12" West thirty-two and fifteen hundredths (32.15) feet (Reference Line B), thence North 88° 56' 24" West two hundred fifty and eighty-eight hundredths (250.88) feet, thence North 16° 34' 48" West seven hundred twenty and twenty-four hundredths (720.24) feet, thence North 39° 07' 58" East three hundred seventy eight and three-tenths (378.3) feet to a point on the extension of the North line of Lot Five (5) of said Logan's First Subdivision produced Westerly, thence South 47° 56' 31" East along said extension one hundred seventy-four and ninety-two hundredths (174.92) feet to the Northwest corner of said Lot Five (5), thence South 37° 19' 32" West along the Westerly line of said Logan's First Subdivision three hundred ninety-one and seven hundredths (391.07) feet to the point of beginning, according to plat recorded in Book 5 Plats, Page 76; also all that area bounded by the Westerly bank of the Maquoketa River and the middle of the River Bed and Reference Lines A and B extended Easterly

Words and phrases herein, including acknowledgement hereof, shall be construed in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

As Executor in the above entitled estate or cause.

Dated: 2-22-24 Shelli J. Wilcox
Shelli J. Wilcox, Executor

STATE OF IOWA, COUNTY OF LINN

This instrument was acknowledged before me on 2-22-24, by Shelli J. Wilcox as Executor of the Estate of Shirlee U. Wilcox.

[Signature]
Notary Public in and for the State of Iowa

