

Recorded: 9/9/2024 at 9:09:53.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$3,312.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2213

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Catlett Farms, Inc., 3131 320th Avenue, Hopkinton, IA 52237

Return Document To: Catlett Farms, Inc., 3131 320th Avenue, Hopkinton, IA 52237

Grantors: Estate of Luvern B. Digmann

Grantees: Catlett Farms, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
LUVERN B. DIGMANN, Deceased,

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006881

Pursuant to the authority and power vested in the undersigned, and in consideration of Ten Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Catlett Farms, Inc., the following described real estate in Delaware County, Iowa:

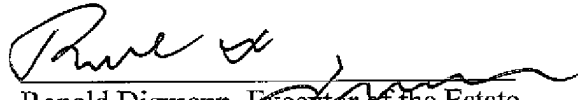
The East one-half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the West one-half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M., except the railroad right-of-way, and also except that part described as commencing at the Southeast corner of said West one-half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence North twelve hundred (1200) feet on the East line of said West one-half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence West one thousand six hundred eighty-five and three-tenths (1685.3) feet to a point on the Easterly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's right-of-way, thence Southwesterly along said Easterly line one thousand three hundred seventy eight and eight-tenths (1378.8) feet to the South line of said Section Fifteen (15), thence East along said South line two thousand three hundred sixty four (2364) feet to the place of beginning; also all of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's abandoned one hundred (100) foot wide right-of-way across the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Fifteen (15), except the South twelve hundred (1200) feet of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); also the Westerly fifty (50) feet of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's one hundred (100) foot wide right-of-way across the South twelve hundred (1200) feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Fifteen (15); except Parcel 2024-65 In Part Of The Northeast Quarter Of The Southwest Quarter And Part Of The Northwest Quarter Of The Southeast Quarter, All In Section 15, Township 87 North, Range 3 West Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 1834.

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.

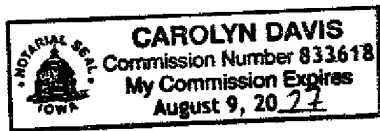
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: AUGUST 30, 2024.


Ronald Digmann, Executor of the Estate
of Luvern B. Digmann

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This record was acknowledged before me on AUGUST 30, 2024, 2024, by
Ronald Digmann as Executor of Estate of Luvern B. Digmann.




Signature of Notary Public