

Recorded: 2/14/2025 at 9:24:35.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 403

Prepared by/ Andrew J. Seyfer
Return to: Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

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Address tax statements to: Teri Rose, 2706 315th St, Hopkinton, IA 52237

COURT OFFICER DEED

IN THE MATTER
OF THE ESTATE OF
DANIEL D. ROSE, Deceased
now pending in the Iowa District Court
in and for Delaware County, Probate No. ESPR006944

Pursuant to the authority and power vested in the undersigned, and in consideration of Ten Dollars and other valuable consideration, the undersigned, in the representative capacity designated below, hereby convey to TERI ROSE, the following described real estate located in Delaware County, Iowa:

THE WEST TWO-THIRDS (W2/3) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE 5TH P.M. DELAWARE COUNTY, IOWA, EXCEPT THAT PORTION OF PARCEL B, PER PLAT RECORDED IN BOOK 6 PLATS, PAGE 124, AND PARCEL C, PER PLAT RECORDED IN BOOK 7 PLATS, PAGE 215, WHICH LIES WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWENTY-FOUR (24).

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(20).

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

Dated: February 13, 2025

DANIEL D. ROSE ESTATE

BY: 
KRISTY ROSE, Executor

STATE OF IOWA)
) ss:
COUNTY OF LINN)

This instrument was acknowledged before me on February 13, 2025, by Kristy Rose as Executor of the Daniel D. Rose Estate.


Notary Public in and for said State

