

Recorded: 2/14/2025 at 9:24:53.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 405

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

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

PHONE (319) 363-0101
FAX (319) 363-9824

Address tax statements to: Kristy Rose, 1705 Maple St., Robins, IA 52328

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 conveys to KRISTY ROSE, the following described real estate located in Delaware County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO.

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



EXHIBIT "A"

PARCEL NO. 370230002140: PARCEL B, BEING A PORTION OF THE NW ¼ SE ¼ SECTION 23, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 8 PLATS, PAGE 143.

AND

PARCEL NO. 370230002160: PARCEL G, A DIVISION OF PARCEL D, OF THE NW ¼ OF THE SE ¼, SECTION 23, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2001, PAGE 3702.

AND

PARCEL NO. 370230002180: THE S ½ OF THE NE ¼ OF SECTION 23, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, EXCEPT FOR PARCEL I OF PLAT OF SURVEY RECORDED IN BOOK 2004, PAGE 2003 AND ALSO EXCEPT FOR PARCEL A OF THE SE ¼ NE ¼ OF SECTION 23, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 8, PAGE 32.

AND

PARCEL NO. 370230002150: THE E ½ OF THE SE ¼ OF SECTION 23, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, EXCEPT FOR PARCEL I OF PLAT OF SURVEY RECORDED IN BOOK 2004, PAGE 2003.

AND

PARCEL NOS. 410249901400 & 410259900200: ALL THAT PART OF THE S ½ OF THE SW ¼ OF SECTION 24 AND OF THE N ½ OF THE NW ¼ OF SECTION 25 LYING WEST OF THE ROAD, EXCEPT THAT PART CONVEYED TO DELAWARE COUNTY, IOWA, BY WARRANTY DEED RECORDED IN BOOK 84 L.D., PAGE 161, ALL IN TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.