

Recorded: 7/11/2025 at 11:40:52.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$207.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1818

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Barbara A. Cree, 527 Union Street, Ryan, Iowa 52330

Return Document To: Barbara A. Cree, 527 Union Street, Ryan, Iowa 52330

Grantors: Janice L. Arp Estate

Grantees: Barbara A. Cree

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF

Janice L. Arp Estate,

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006955

Pursuant to the authority and power vested in the undersigned, and in consideration of One Hundred Thirty Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Barbara A. Cree, the following described real estate in Delaware County, Iowa:

That part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, described as commencing at a point twenty four (24) rods nine and one-half (9 $\frac{1}{2}$) feet West of the intersection of the East line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) with the center line of Union Street in the Town of Ryan, Iowa, running thence South ten (10) rods, thence East one hundred forty one and one-half (141 $\frac{1}{2}$) feet, thence North ten (10) rods, thence West one hundred forty one and one-half (141 $\frac{1}{2}$) feet to the point of beginning, except that part of Sunset Drive platted as a part of Sunset Acres Sub-Division To Ryan, Iowa, according to plat recorded in Book 2 Plats, Page 81

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: July 10th, 2025.

Ashley Wahe
Ashley Wahe

As Administrator in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF Linn, ss:

This record was acknowledged before me on July 10th, 2025, by Ashley Wahe as Administrator of Estate of Janice L. Arp.



Lynette M Oldenburg
Signature of Notary Public