

Recorded: 8/6/2025 at 8:05:12.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$64.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2064

**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:** James E. and Diane M. Hoeger Trust, 2706 245th Street, Earlville, IA 52041

**Return Document To:** Carolyn C. Davis, 225 1st Ave East, Dyersville, Iowa 52040

**Grantors:** Estate of Katherine G. Knipper

**Grantees:** James E. and Diane M. Hoeger Trust dated May 2, 2025

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## COURT OFFICER DEED

IN THE MATTER OF  
THE ESTATE OF  
KATHERINE G. KNIPPER,

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR6982

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 the James E. and Diane M. Hoeger Trust dated May 2, 2025, the following described real estate in Delaware County, Iowa:

The North five (5) acres of the West one-half (W1/2) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M.

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.

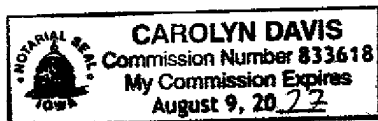
Dated: August 5, 2025.

ESTATE OF KATHERINE G. KNIPPER

John F. Knipper 8/5/2025  
By: John Knipper, Co-Executor

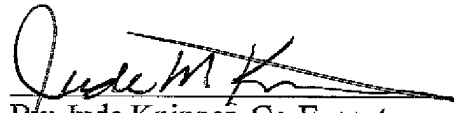
STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This record was acknowledged before me on August 5, 2025, by John Knipper as Co-Executor of the Estate of Katherine G. Knipper.



Carolyn Davis  
Signature of Notary Public


ESTATE OF KATHERINE G. KNIPPER

  
By: Jude Knipper, Co-Executor

Nebraska  
STATE OF ~~COLORADO~~, COUNTY OF Douglas, ss:

This record was acknowledged before me on July 2025, by Jude Knipper as Co-Executor of the Estate of Katherine G. Knipper.



  
Signature of Notary Public