

Recorded: 8/6/2025 at 11:30:57.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2073

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information:

Mark J. Seidl, 229 Northland Court NE, Cedar Rapids, IA 52402, Phone: 3193779770

Taxpayer Information:

Leola Kay Harris, 111 Culver Road N.E., Hopkinton, Iowa

Return Document To:

Mark J. Seidl, 229 Northland Court NE, Cedar Rapids, IA 52402, Phone: 3193779770

Grantor:

Leola Harris, Executor of the Estate of Richard H. Harris

Grantee:

Leola Kay Harris

Legal Description:

See page 3.

Document or instrument number of previously recorded documents: Book 2010, Page 2043

COURT OFFICER DEED

THE ESTATE OF RICHARD H. HARRIS

now pending in the Iowa District Court in and for Delaware County, Case No. ESPR006790

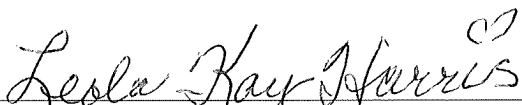
Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in her representative capacity designated below, hereby Conveys to Leola Kay Harris, a single person, a 25% interest as tenant in common in the following described real estate in Delaware County, Iowa:

SEE EXHIBIT A ATTACHED HERETO

This deed is exempt according to Iowa Code 428A.2(20).

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.

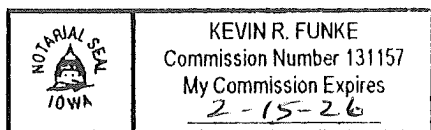
Dated: May 16, 2025.



Leola Kay Harris, Executor

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on May 16, 2025, by Leola Kay Harris as Executor of the Estate of Richard H. Harris.





Signature of Notary Public

EXHIBIT A

The Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Sixteen (16), and the East one-half (E½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Seventeen (17), all in Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M.; also Parcel D in the SW 1/4 - SW 1/4 of Section 16 - T87N - R4W, Delaware County, Iowa, according to plat recorded in Book 2010, Page 1687, and also an ingress/egress easement described in plat recorded in Book 2010, Page 1687 as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 16;

Thence North 89°44'09" East, 314.40 feet along the South Line of said Quarter-Quarter Section to the Point of Beginning;

Thence continuing North 89°44'09" East, 26.90 feet along said South Line to the Northwest Corner of Parcel C in said Section recorded April 23, 2010, in Book 2010, Page 1185, on file in the Delaware County Recorder's Office, Manchester, Iowa;

Thence South 01°13'15" East, 1311.06 feet along a West Line of said Parcel C and the Southerly extension thereof to a Northwesterly Line of Parcel B in said Section 21 recorded April 23, 2010, in Book 2010, Page 1184, on file in the Delaware County Recorder's Office, Manchester, Iowa;

Thence South 49°42'24" West, 20.84 feet along the Northwesterly Line of said Parcel B;

Thence South 01°44'31" East, 2015.02 feet along a West Line of said Parcel B and the Southerly Extension thereof;

Thence South 35°11'18" East, 100.00 feet;

Thence South 01°44'31" East, 488.16 feet to the Northerly Right-of-Way Line of County Road D47 (315th Street);

Thence South 88°36'55" West, 25.00 feet along said North Right-of-Way Line to the East Line of a Deed Description, recorded in Book 2002, Page 892, on file in the Delaware County Recorder's Office, Manchester, Iowa;

Thence North 01°44'31" West, 480.49 feet along the East Line of said Deed and the East Line of Parcel D in said Section recorded May 18, 2010, in Book 2010, Page 1486, on file in the Delaware County Recorder's Office, Manchester, Iowa, and the Northerly extension thereof;

Thence North 35°11'18" West, 100.00 feet;

Thence North 01°44'31" West, 2036.73 feet to the South Line of said Section 16;

Thence North 88°50'38" East (Record Bearing), 14.40 feet along said South Line;

Thence North 01°13'15" West, 1310.69 feet to the Point of Beginning.