

Recorded: 8/25/2025 at 1:26:29.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$112.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2277

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: BSB2, LLC, 2462 210th Avenue, Delhi, IA 52223

Return Document To: BSB2, LLC, 2462 210th Avenue, Delhi, IA 52223

Grantors: Gregory R. Strauser Estate

Grantees: BSB2, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
GREGORY R. STRAUSER, Deceased,

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006819

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 BSB2, LLC, the following described real estate in Delaware County, Iowa:

That part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point two hundred (200.0) feet West of the Northeast corner of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and running thence South one hundred eighty five (185.0) feet, thence West one hundred (100.0) feet, thence North one hundred eighty five (185.0) feet, thence East one hundred (100.0) feet to the point of beginning

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.

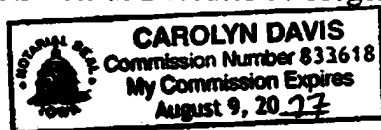
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: AUGUST 22, 2025.

Debra K. Strauser
Debra K. Strauser, Executor

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This record was acknowledged before me on AUGUST 22, 2025, 2025, by Debra K. Strauser as Executor of Gregory R. Strauser Estate.



Carolyn Davis
Signature of Notary Public