

Recorded: 9/19/2025 at 9:50:40.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$119.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2517

Prepared by: Mark R. Van Heukelom
Bradley & Riley PC

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

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

Return to and Address tax statement: Anthony Thompson and Katlyn Handel, 101 Jackson St. NE, Hopkinton, IA 52237

COURT OFFICER DEED
(IN FULFILLMENT OF CONTRACT)

IN THE MATTER
OF THE ESTATE OF
RICHARD D. MILROY, Deceased.
now pending in the Iowa District Court
in and for Jones County, Probate No. 06531 ESPR004388

Pursuant to the authority and power vested in the undersigned, and in consideration of no valuable consideration, the undersigned, in their representative capacity designated below, hereby conveys to ANTHONY THOMPSON, a single person, and KATLYN HANDEL, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate located in Delaware County, Iowa:

**THE NORTH ONE-HALF (1/2) OF LOTS FIVE (5) AND SIX (6), BLOCK THREE (3),
CARTER'S ADDITION TO HOPKINTON, IOWA, ACCORDING TO PLAT
RECORDED IN BOOK E.L.D., PAGE 529**

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 given in satisfaction of the Real Estate Contract for the sale of the above-described property dated March 29, 2022 and filed April 12, 2022, in Book 2022 Page 1161 in the records of the Delaware County, Iowa Recorder. Notwithstanding any express or implied warranties contained herein, Grantors herein make no express or implied warranties as to title subsequent to the date of the above contract.

This deed is exempt from the filing of a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(2).

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: as of September 17, 2025

RICHARD D. MILROY ESTATE



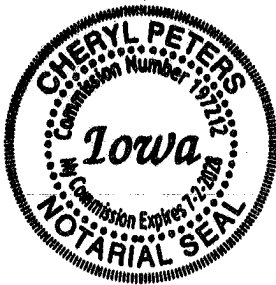
RANDY J. MILROY, Executor



RICHARD D. MILROY JR., Executor

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on September 17, 2025, by RANDY J. MILROY and RICHARD D. MILROY JR., as Executors of the Estate of Richard D. Milroy.


Notary Public in and for said State