

Recorded: 12/2/2025 at 8:06:21.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$447.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 3260

**Return To:** Theresa A. Schmitz Revocable Trust UAD 10/28/09, PO Box 245, Delhi, IA 52223  
**Taxpayer:** Theresa A. Schmitz Revocable Trust UAD 10/28/09, PO Box 245, Delhi, IA 52223  
**Preparer:** John W. Harris, PO Box 928, Waterloo, IA 50704, Tel: (319) 234-0535

### **COURT OFFICER DEED**

IN THE MATTER OF  
The Estate of  
James Stuart Redden

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006967

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Theresa A. Schmitz, Trustee of the Theresa A. Schmitz Revocable Trust UAD 10/28/2009, the following described real estate in Delaware County, Iowa:

Unit 108 N in Bailey Drive Estates, according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2005, Page 3954, and First Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2019, Page 837, and Second Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2020, Page 2339, and Third Amendment to Declaration of Submission to Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2020, Page 3078, and Fourth Amendment to Declaration of Submission to Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2020, Page 4125, and Fifth Amendment to Declaration of Submission to Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2021, Page 2840, and Sixth Amendment to Declaration of Submission to Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2022, Page 206, and Seventh Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2022, Page 3790, together with the undivided interest in the common elements appurtenant to said Unit.

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.

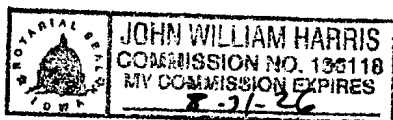
Dated: November 20, 2025


  
Angela D. Saunders

As Executor in the above-entitled estate or cause.

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This record was acknowledged before me on November 20, 2025 by Angela D. Saunders as Executor of the James Stuart Redden Estate.



  
Signature of Notary Public