

Recorded: 12/11/2025 at 12:27:00.0 PM  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$35.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 3378

Prepared by and return to: Chris M. Even, 225 1st Avenue East, Dyersville, IA 52040; 563-875-9112  
Taxpayer Information: Mary T. Clemen, 2751 340th Ave, Worthington, IA 52078



## COURT OFFICER DEED

IN THE MATTER OF THE ESTATE OF  
MARIE E. THIER

now pending in the Iowa District Court in and for Dubuque County. Case No. ESPR055178

Pursuant to the authority and power vested in the undersigned, and in consideration of Ten Dollars and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Conveys to Mary T. Clemen, a married person, Colleen M. Bartels, a married person, and Joan L. Thier, a single person, the following described real estate in Delaware County, Iowa:

*An undivided 25% interest in:*

*The East Half of the Northeast Quarter (E1/2 NE1/4), the North Half of the Northwest Quarter of the Northeast Quarter (N1/2 NW1/4 NE1/4), the North one-half of the Northeast Quarter of the Northwest Quarter (N1/2 NE1/4 NW1/4), the West Half of the Northwest Quarter (W1/2 NW1/4), except that part North and West of the Railroad right-of-way, all in Section 1, Township 87 North, Range Three (3), West of the Fifth P.M., and that part of the East one-half (E1/2) of the Northeast Quarter (NE1/4) of Section Two (2), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M., lying South and East of the Railroad right-of-way, and the South thirty (30) acres of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the South sixteen (16) feet of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and that part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) lying South and East of the Railroad right-of-way, all in Section Thirty Six (36), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M., except that part condemned by Delaware County, Iowa, by condemnation proceedings recorded*

*in Book P, Misc., Page 115, and except Lot One (1) in the Northwest Quarter (NW1/4) of Section One (1), Township Eighty-Seven (87) North, Range Three (3) West of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 2.86 acres (0.49 acres in public road right-of-way easement) more or less subject to all easements of record including Easement A and maintenance of well as denoted in Court Officer Deed from the Emil J. White Estate to Merlin A. White and Clara A. White, husband and wife.*

*An undivided 50% interest in:*

*The Easterly 50 feet of Chicago, Milwaukee, St. Paul & Pacific Railroad Company's abandoned 100 foot wide right of way across the East fractional one-half (EFR1/2) of the Northeast quarter (NE1/4) of Section 2, Township 87 North, Range 3 West, of the 5<sup>th</sup> P.M., Delaware County, Iowa.*

*And*

*The Easterly 50 feet of Chicago, Milwaukee, St. Paul & Pacific Railroad Company's abandoned 100 foot wide right of way across the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Thirty-six (36), Township 88 North, Range 3 West, of the 5<sup>th</sup> P.M., Delaware County, Iowa.*

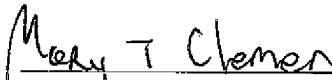
*And*

*The Easterly 50 feet of Chicago, Milwaukee, St. Paul & Pacific Railroad Company's abandoned 100 foot wide right of way across the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 1, Township 87 North, Range 3 West, of the 5<sup>th</sup> P.M., Delaware County, Iowa.*

**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: December 10, 2025.



Mary T. Clemen, Executor of the Estate  
of Marie E. Thier



Joan L. Their, Executor of the Estate  
of Marie E. Thier

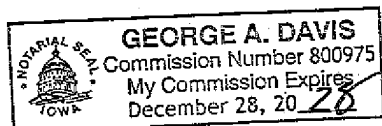


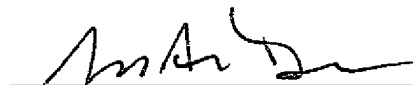
Colleen M. Bartels, Executor of the Estate  
of Marie E. Their

**THIS DEED IS SIGNED IN COUNTERPARTS – SEE FOLLOWING PAGE**

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

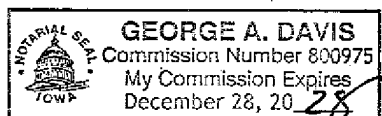
This record was acknowledged before me on December 10, 2025 by Mary T. Clemen as  
Executor of the Estate of Marie E. Thier.

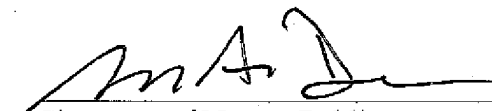


  
\_\_\_\_\_  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

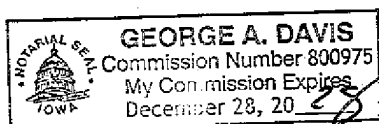
This record was acknowledged before me on December 10, 2025 by Joan L. Thier as  
Executor of the Estate of Marie E. Thier.

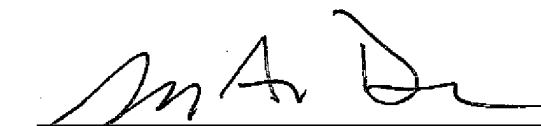


  
\_\_\_\_\_  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This record was acknowledged before me on December 10, 2025 by Colleen M. Bartels,  
as Executor of the Estate of Marie E. Thier.



  
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Signature of Notary Public