



**Book 2026 Page 1039**  
**Document 2026 1039 Type 03 004 Pages 3**  
**Date 4/29/2026 Time 3:03:29PM**  
**Rec Amt \$17.00 Aud Amt \$5.00**  
**Rev Transfer Tax \$503.20**

**Daneen Schindler, RECORDER/REGISTRAR**  
**DELAWARE COUNTY IOWA**

**COURT OFFICER DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** John M Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Joseph G. Huber, 2643 Hwy 38, Delhi, IA 52223

**Return Document To:** Joseph G. Huber, 2643 Hwy 38, Delhi, IA 52223

**Grantors:** Ruth Hargrafen Estate

**Grantees:** Joseph G. Huber and Jane M. Huber

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## COURT OFFICER DEED

IN THE MATTER OF  
Ruth Hargrafen Estate,

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006958

Pursuant to the authority and power vested in the undersigned, and in consideration of Three Hundred Fifteen Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Joseph G. Huber and Jane M. Huber, husband and wife, as joint tenants and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Two (2) and Three (3) of the Subdivision of Northwest part of Northwest Quarter (NW $\frac{1}{4}$ ) of Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty (20), Township Eighty Eight (88) North, Range Four (4), West of the 5th P.M., according to the recorded plat in Book A Plats, Page 49, except K, Part of Lot 2 Of The Sub, Of NW 1/4- NE 1/4, Sec. 20; In T88N, R4W of the Fifth P.M., City of Delhi, Delaware County, Iowa, according to plat recorded in Book 2000, Page 506

Subject to a Right of First Refusal given to Nancy A. Appleton. If Buyer shall desire to sell the real estate listed above either in whole or in part, and receive a bona fide offer to purchase said real estate, Buyer shall give Nancy A. Appleton written notice of Buyer's intention to sell said real estate. Such notice shall state the terms and conditions under which Buyer intends to sell said real estate. For thirty (30) business days following giving such notice, Nancy shall have the option to purchase Buyer's interest at the same price and under the same terms as stated in Buyer's notice. A written exercise of option addressed to Buyer and signed by Nancy A. Appleton within the period for exercising the option, shall be an effective exercise of Nancy's option to exercise first right of refusal to purchase said real estate. If Nancy fails to provide Buyer with such notice within such 30-day period, Buyer shall be free to sell said real estate to third party pursuant to the terms and conditions of said bona fide offer.

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.

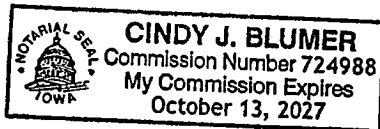
Dated: April 29, 2026.

Jane M. Huber  
Jane M. Huber as Executor of Ruth  
Hargrafen Estate

Nancy A. Appleton  
Nancy A. Appleton as Executor of Ruth  
Hargrafen Estate

STATE OF IOWA, COUNTY OF DELAWARE, ss:

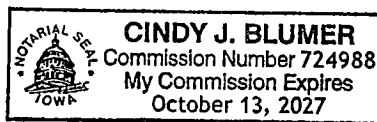
This record was acknowledged before me on April 29, 2026, by Nancy A. Appleton as  
Executor of Ruth Hargrafen Estate.



Cindy J. Blumer  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on April 29, 2026, by Jane M. Huber as  
Executor of Ruth Hargrafen Estate.



Cindy J. Blumer  
Signature of Notary Public