

Recorded: 7/1/2026 at 11:22:47.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1800

Preparer Information: Hillary J Friedmann, 318 South River Park Drive, PO Box 609,
Guttenberg, IA 52052, Tel: 563-252-1733

Taxpayer Information and Return Document To: Luke Phelps & Jake Phelps, 301 Main
Street, Colesburg, IA 52035



COURT OFFICER DEED

IN THE MATTER OF THE ESTATE OF DONALD JAMES PHELPS now pending in the Iowa
District Court in and for Delaware County. Case No. ESPR006993

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 Luke Phelps and Jake Phelps, each with an undivided one-
half interest in the following described real estate in Delaware County, Iowa:

Lot Six (6), except the East Sixty (60) feet thereof, of the Subdivision
of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of
Section Four (4), Township Ninety (90) North, Range Three (3), West
of the Fifth P.M., according to Amended and Corrected Plat of
Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86.

This deed is exempt according to Iowa Code 428A.2(20).

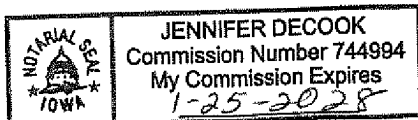
Words and phrases herein, including acknowledgement hereof, shall be construed as in the
singular or plural number, and as masculine, feminine or neutral gender, according to the
context.

Luke Phelps
Luke Phelps, Executor

Jake Phelps
Jake Phelps, Executor

STATE OF IOWA, COUNTY OF CLAYTON, ss:

This record was acknowledged before me on June 30 2026, by Luke Phelps and Jake
Phelps as Executors of Donald James Phelps Estate.



Jennifer Decook Notary Public