

Recorded: 7/31/2026 at 8:45:59.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$287.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2185

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: Ryan Fangmann & Camryn Cox, 122 Manchester Avenue, Earlville, Iowa 52041

Return Document To: Ryan Fangmann & Camryn Cox, 122 Manchester Avenue, Earlville, Iowa 52041

Grantors: Diana Wilson as executor of Margaret I. Orcutt Estate

Grantees: Ryan Fangmann and Camryn Cox

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

Margaret I. Orcutt Estate

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR007080

Pursuant to the authority and power vested in the undersigned, and in consideration of One Hundred Eighty Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Ryan Fangmann and Camryn Cox, joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Four (4), Five (5), Six (6) and Seven (7), in Block Sixteen (16), Pitkin's Addition to Nottingham, now Earlville, Iowa, according to plat recorded in Book I L.D., Pages 456-457

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.

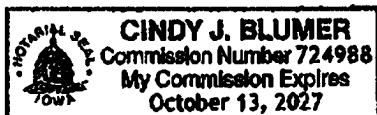
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: July 22, 2026.

Diana Wilson as Executor of Margaret I. Orcutt Estate

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on July 22, 2026, by Diana Wilson as Executor of Margaret I. Orcutt Estate.


Signature of Notary Public