

Recorded: 8/24/2026 at 10:48:27.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2480

Preparer Information and Return Documents to: Chris M. Even, 225 1st Avenue East, Dyersville, IA 52040, Tel: 563-875-9112
Taxpayer Information: Debra K. Strauser, 25235 209th Avenue, Delhi, IA 52223-0251



COURT OFFICER DEED

IN THE MATTER OF GREGORY R.
STRAUSER, DECEASED

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006819

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 Debra K. Strauser, the following described real estate in Delaware County, Iowa:

SEE EXHIBIT "A" ATTACHED
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.

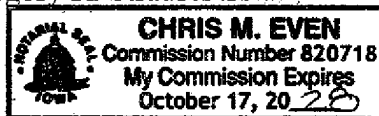
Dated: June 2, 2026.

ESTATE OF GREGORY R. STRAUSER

Debra K. Strauser
Debra K. Strauser, Executor

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This record was acknowledged before me on June 2, 2026, by Debra K. Strauser as Executor of Gregory R. Strauser Estate.



Chris M. Even
Signature of Notary Public

EXHIBIT 'A'

Lots One (1), Two (2), Three (3), Four (4), Five (5), Nine (9), and that part of Lot Ten (10) described as commencing at the West corner of said Lot Ten (10), thence North 37° 52' East two hundred sixty eight and two-tenths (268.2) feet, thence South 43° 33' East fifty two (52) feet, thence South 4° 32' West seventy nine and six-tenths (79.6) feet, thence South 9° 20' West eighty four and four-tenths (84.4) feet, thence South 22° 59' West eighty one (81) feet, thence North 67° 01' West one hundred sixty one and seven-tenths (161.7) feet to the point of beginning, all in the Subdivision Of Briar Cliff Development Corporation In Part Of the NE 1/4 Of The NE 1/4 Of Section 23, T88N, R5W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 187, except the Southwesterly fifty (50) feet of said Lot Nine (9); also Lots One (1) Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), all in the Second Subdivision Of Briar Cliff Development Corporation In Part Of The NE 1/4 Of The NE 1/4 Of Section 23, T88N, R5W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 139; also that part of the East three-fourths (E3/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M. described as commencing at the Northwest corner of said East three-fourths (E3/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), thence East along the North line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) one hundred eighty seven and seven-tenths (187.7) feet to a point which is five hundred seventeen and seven-tenths (517.7) feet East of the Northwest corner of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), thence South 0° 03' West seven-tenths (0.7) feet, thence South 3° 43' West one hundred one and one-tenth (101.1) feet, thence South 7° 27' East two hundred twenty one and eight-tenths (221.8) feet, thence South 9° 56' East one hundred thirty five and seven-tenths (135.7) feet, thence South 18° 01' East two hundred eight and one-tenth (208.1) feet, thence South 83° 33' West two hundred ninety nine (299) feet, more or less, to the West line of said East three-fourths (E3/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), thence northerly along said West line six hundred eighty six and seven-tenths (686.7) feet, more or less, to the point of beginning.