

Recorded: 9/14/2026 at 11:06:36.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$519.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2665

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: James Heber and Tiffany J. Fluhr, 800 Tanglewood Dr, Manchester, Iowa 52057

Return Document To: James Heber and Tiffany J. Fluhr, 800 Tanglewood Dr, Manchester, Iowa 52057

Grantors: Jamie A. Nieman and Kristin M. Nieman as co-executors of Estate of Robert Bruce Nieman

Grantees: James Herber and Tiffany J. Fluhr

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

Estate of Robert Bruce Nieman, Deceased

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR007063

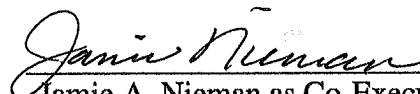
Pursuant to the authority and power vested in the undersigned, and in consideration of Ten Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to James Herber and Tiffany J. Fluhr, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Sixteen (16) of the Plat of Tanglewood Subdivision - Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95.

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.

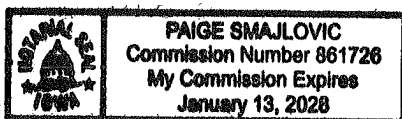
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: 9-10-24.

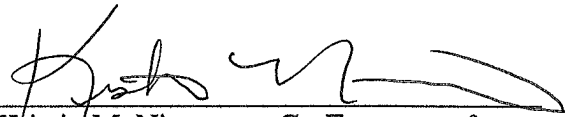

Jamie A. Nieman as Co-Executor of
Estate of Robert Bruce Nieman

STATE OF IOWA, COUNTY OF Polk, ss:

This record was acknowledged before me on September 10, 2024, by Jamie A. Nieman as Co-Executor of Estate of Robert Bruce Nieman.

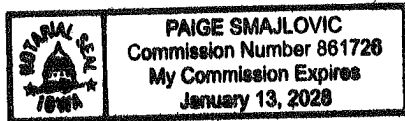


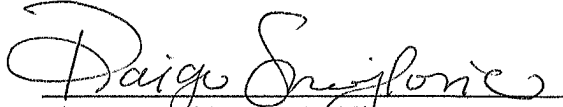

Signature of Notary Public


Kristin M. Nieman as Co-Executor of
Estate of Robert Bruce Nieman

STATE OF IOWA, COUNTY OF Polk, ss:

This record was acknowledged before me on September 10, 2026, by
Kristin M. Nieman as Co-Executor of Estate of Robert Bruce Nieman.




Signature of Notary Public