



Book 2026 Page 2931
Document 2026 2931 Type 03 004 Pages 2
Date 10/05/2026 Time 12:08:55PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$848.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by and Return to: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112
Taxpayer Information: Troy Thomas Nefzger and Sara Martha Nefzger, 2628 195th Street, Earlville, IA 52041



COURT OFFICER DEED

The Estate of Shirley A. Nefzger

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR 007079

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 Troy Thomas Nefzger and Sara Martha Nefzger, 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:

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Seven (7), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M.

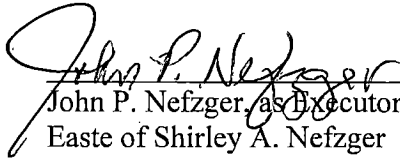
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

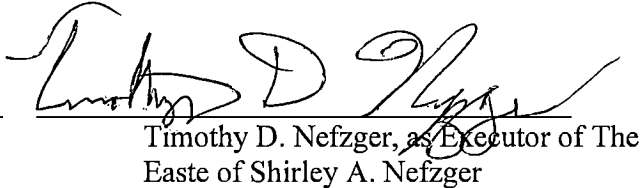
In the event Troy Thomas Nefzger and Sara Martha Nefzger sell the Real Estate, whether in full or in part, to a non-lineal descendant of Shirley A. Nefzger within ten (10) years from October 5, 2026, then on that event the sale proceeds in excess of the lesser of the purchase option discount granted under the Last Will and Testament of Shirley A. Nefzger related to the Real Estate or the gain on the Real Estate over the 75% fair market value amount paid at Shirley A. Nefzger's death shall reduce the proceeds to Troy Thomas Nefzger and Sara Martha Nefzger and be divided equally among the children of Shirley A. Nefzger, per stirpes. The child of Shirley A. Nefzger include John P. Nefzger, Joseph R. Nefzger, Thomas E. Nefzger, Timothy D. Nefzger, Debra A. Hermesen, and Elizabeth A. Nordgren. At

the termination of ten (10) years from October 5, 2026, this term shall automatically lapse. However, it is understood and agreed that Troy Thomas Nefzger and Sara Martha Nefzger shall accept no offer to sell the Real Estate for a price that does not exceed the balance due on any existing mortgage indebtedness owed.

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.

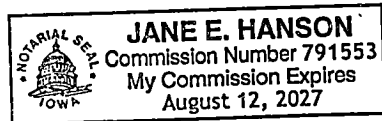
Dated: October 5, 2026.

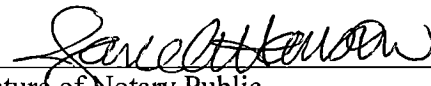

John P. Nefzger, as Executor of The
Easte of Shirley A. Nefzger


Timothy D. Nefzger, as Executor of The
Easte of Shirley A. Nefzger

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 5, 2026, by John P. Nefzger, as Executor of The Easte of Shirley A. Nefzger.




Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 5, 2026, by Timothy D. Nefzger, as Executor of The Easte of Shirley A. Nefzger




Signature of Notary Public