Recorded: 4/9/2024 at 11:11:25.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.32
Combined Fee: $20.32
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 756

Prepared by: Todd W. Anderson
Simmons Perrine Moyer
Bergman PLC
115-3rd Street SE, Suite 1200
Cedar Rapids, Iowa 52401-1206
Telephone: 319-366-7641
Facsimile: 319-366-1917

Taxpayer/Return Address:
Jonathan M. Campbell
PO Box 241
Yelm, Washington 98597

COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
MARY ANN CAMPBELL, Deceased.

Now pending in the Iowa District Court in and for Linn County, Probate No. ESPR038718.

Pursuant to the authority and power vested in the undersigned and in consideration of One Dollar ($1.00) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby conveys an undivided one-eighth (1/8) interest in the following described real estate to Jonathan M. Campbell, a single person, and also conveys an undivided one-eighth (1/8) interest in the following described real estate to Bethany Victory (f/k/a Bethany Grace and also f/k/a Christine A. Campbell), a single person, as tenants in common:

> Lots Three Hundred Seventy-four (374) and Three Hundred Seventy-five (375), Sand Spring, Iowa, except the West Seven (7) feet thereof, same being a part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-seven (27), Township Eighty-seven (87), North, Range Three (3), West of the 5th Principal Meridian, Delaware County, Iowa,

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

As this Court Officer Deed represents a distribution from an estate to heirs at law, it is exempt (a) from real estate transfer tax and declaration of value requirements pursuant to Iowa Code §428A.2(20) (2023), and (b) groundwater hazard statement requirements pursuant to Iowa Code §455B.172(11)(a)(3).

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

Dated: April, 2024 ESTATE OF MARY ANN CAMPBELL

By: _____
Jonathan M. Campbell, Administrator

STATE OF WASHINGTON)
) ss:
COUNTY OF THURSTON)

On this 3 day of April, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Jonathan M. Campbell, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

BRUCE H. BYLES NOTARY PUBLIC 99350 COMMISSION EXPIRES 7-11-24 STATE OF WASHINGTON

_____
Notary Public in and for the State of Washington