Recorded: 2/26/2025 at 2:30:39.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $3,129.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 503

Return To/Taxpayer: Steven Robert Besler and Elle Joann Gadient, 3149 275th St, Hopkinton, IA 52237
Preparer: Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Tel: 563-744-3359

COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
ALICE A. BESLER,

now pending in the Iowa District Court in and for Dubuque County Case No. 01311 ESPR054927

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 Steven Robert Besler and Elle Joann Gadient, 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 West one-half (W 1/2) of the Northeast Quarter (NE 1/4), and the East one-half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty Four (34), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M.

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: February 14, 2025.

ALICE A. BESLER ESTATE

Alan R. Besler, Executor

By: Alan R. Besler, Executor

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This record was acknowledged before me on February 14, 2025, by Alan R. Besler as Executor of the Alice A. Besler Estate.

Signature of Notary Public

NOTARIAL SEAL IOWA

TODD J. LOCHER
Commission Number 176419
My Commission Expires
October 12, 2027

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