Recorded: 3/5/2025 at 2:02:11.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $287.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 570

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: Jessica L. Stukenbroecker and Ryan B. Stukenbroecker, 608 North Franklin Street, Manchester, Iowa 52057

Return Document To: Jessica L. Stukenbroecker and Ryan B. Stukenbroecker, 608 North Franklin Street, Manchester, Iowa 52057

Grantors: Vickie L. Beatty as executor of Estate of Billie L. Welcher

Grantees: Jessica L. Stukenbroecker and Ryan B. Stukenbroecker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

Estate of Billie L. Welcher, Deceased

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006892

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 Jessica L. Stukenbroecker and Ryan B. Stukenbroecker, a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

> Lot Twenty Six (26), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, except the South sixteen (16) feet thereof, except the North thirty two (32) feet thereof, and except the West one hundred twenty five (125) feet thereof
>
> 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: March 3rd 2025.

Vickie L Beatty
Vickie L. Beatty

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on March 3rd 2025, by Vickie L. Beatty as Executor of Estate of Billie L. Welcher.

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/2026

Patricia Coleman
Signature of Notary Public

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