Recorded: 6/3/2026 at 3:15:37.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $90.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1494

Return To: Gary A. and Karelene A. Sellner, 1995 280th Ave, Earlville, IA 52041
Taxpayer: Gary A. and Karelene A. Sellner, 1995 280th Ave, Earlville, IA 52041
Preparer: Todd J. Locher, 202 2nd Ave NW, PO Box 7, Farley, IA 52046, Tel: 563-744-3359

COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
MADONNA A. SELLNER

now pending in the Iowa District Court in and for Delaware County Case No. 01281 ESPR007052

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 Gary A. Sellner and Karelene A. Sellner, 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:

> Parcel 2026-20 in Part of the SE ¼ of the SE ¼ and Part of the NE ¼ of the SE ¼, all in Section 24, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to the Plat recorded in Book 2026, Page 631.
>
> 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: June 3, 2026.

Debra Mensen as Executor of The Estate of Madonna A. Sellner

Larry Sellner as Executor of The Estate of Madonna A. Sellner

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This record was acknowledged before me on June 3, 2026, by Debra Mensen as Executor of The Estate of Madonna A. Sellner.

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

Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This record was acknowledged before me on June 3, 2026, by Larry Sellner as Executor of The Estate of Madonna A. Sellner.

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

Signature of Notary Public