

Recorded: 4/16/2019 at 4:03:28.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$48.06
Combined Fee: \$65.06
Revenue Tax: \$2,399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 824

Prepared by: Nicolas AbouAssaly, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement to: Steven J. Sheppard and Mary K. Sheppard, 2120 330th Str. Coggon, IA 52218

COURT OFFICER DEED

In the matter of the **THE ESTATE OF VERN ANN BAXTER**
now pending in the Iowa District Court
in and for Linn County, Probate No. ESPR041487

Pursuant to the authority and power vested in the undersigned, and in consideration of one dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby conveys to **STEVEN J. SHEPPARD** and **MARY K. SHEPPARD**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to:

The Southwest Quarter, and West one-half of Southeast quarter, and Southeast quarter of Southeast quarter of Section Three (3), and North One-half of Northwest quarter, and Northwest quarter of Northeast quarter of Section Ten (10), all in Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M.

together with and subject to easements, covenants, conditions and restrictions of record.

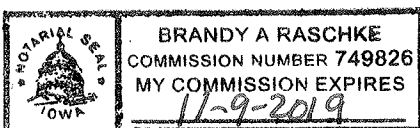
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: 4-12, 2019

By: Richard Alan Baxter
RICHARD ALAN BAXTER, EXECUTOR
OF THE ESTATE OF VERN ANN BAXTER

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 12th day of April, 2019, by
RICHARD ALAN BAXTER AS EXECUTOR OF THE ESTATE OF VERN ANN BAXTER.



Brandy A Raschke
Notary Public in and for said State
My Commission Expires: 11-9-2019