

Recorded: 9/1/2021 at 11:22:42.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$463.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3126

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, Manchester, IA 52057, Phone: 5639274164

Taxpayer Information: Gerald V. Downs & Karla J. Downs, 606 Charles Street, Delhi, IA 52223

Return Document To: Gerald V. Downs, 606 Charles Street, Delhi, IA 52223

Grantors: Margaret Ann Duart Estate a/k/a Margaret A. Duart

Grantees: Gerald V. Downs and Karla J. Downs

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

Margaret Ann Duart Estate a/k/a Margaret A. Duart

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006514

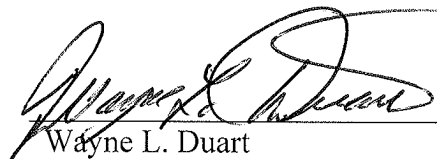
Pursuant to the authority and power vested in the undersigned, and in consideration of Two Hundred Ninety Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Gerald V. Downs and Karla J. Downs, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2013-84 Being all of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW $\frac{1}{4}$ -NW $\frac{1}{4}$) of Section 3, Township 90 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa according to plat recorded in Book 2013, Page 3294

Including 1989 Champion mobile home VIN#0591434149 and 2006 Schult Legacy mobile home VIN#MDS312277INAB located on the property

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.

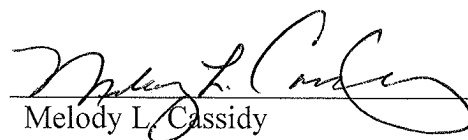
Dated: August 3, 2021.


Wayne L. Duart

As Executor *in the above entitled estate or cause.


Kimberly D. Willie

As Executor *in the above entitled estate or cause.


Melody L. Cassidy

As Executor *in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on AUGUST 4, 2021, by
Wayne L. Duart as Executor of Margaret Ann Duart Estate.



Marvin W. Waterhouse
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on August 3, 2021, by
Kimberly D. Willie as Executor of Margaret Ann Duart Estate.



Marvin W. Waterhouse
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on August 4, 2021, by
Melody L. Cassidy as Executor of Margaret Ann Duart Estate.



Marvin W. Waterhouse
Signature of Notary Public