

Recorded: 9/2/2021 at 8:14:11.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$263.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3131

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Gary N. Jones, 721 W. 1st Street, Cedar Falls, IA 50613,
Phone: (319) 266-3556

Taxpayer Information: Mitchell Ambrose Ryan & Morgan A. Heims, 615 E. Union Street,
Manchester, IA 52057

Return Document To: Mitchell Ambrose Ryan & Morgan A. Heims, 615 E. Union Street,
Manchester, IA 52057

Grantors: Estate of Janet R. Westhoff, Cathy J. Westhoff and Jon A. Westhoff, Co-Executors

Grantees: Mitchell Ambrose Ryan and Morgan A. Heims

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

Estate of Janet R. Westhoff

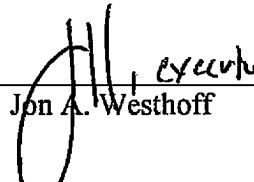
now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006492

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Mitchell Ambrose Ryan and Morgan A. Heims, ~~husband and wife~~, with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

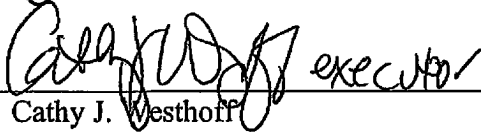
That part of Lot Three Hundred Nine (309), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, described as commencing at a point ninety one and one-half (91 1/2) feet West of the Northeast corner of said Lot Three Hundred Nine (309), which point is the Northwest corner of Lot One (1) of the Subdivision of Lot Three Hundred Nine (309) according to plat recorded in Book 2 Plats, Page 79, and running thence West one hundred twenty one and eight-tenths (121.8) feet, thence South two hundred fifty (250) feet to a point on the North line of Howard Street that is one hundred seventy two (172) feet East of the point where the extended East line of Potter Street intersects the North line of Howard Street, thence East fifty six and seven-tenths (56.7) feet to the centerline of the Dry Run, thence Northeasterly along the centerline of the Dry Run to the point of beginning.

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: 8-31-2021


Jon A. Westhoff

As Executor *in the above entitled estate or cause.


Cathy J. Westhoff

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 31, 2021, by Jon A. Westhoff as Executor of Estate of Janet R. Westhoff.



Teresa Turnis
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware, ss:

This record was acknowledged before me on August 31, 2021, by Cathy J. Westhoff as Executor of Estate of Janet R. Westhoff.



Teresa Turnis
Signature of Notary Public