

Recorded: 8/17/2022 at 2:23:40.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2444



COURT OFFICER DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Samuel H. Braland, 115 E. First St., Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)
Scott W. Wallace
2000 - 10th Avenue
Marion, Iowa 52302

Return Document To: (Name and complete address)
Samuel H. Braland
115 E. First Street, P.O. Box 370
Earlham, Iowa 50072

Grantors:
Keith L. Wallace Trust

Grantees:
Scott W. Wallace
Amber S. Clifton
Ryan J. Clifton

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF THE
KEITH L. WALLACE TRUST

now pending in the Iowa District Court in and for LINN County.

Case No. TRPR030722

Pursuant to the authority and power vested in the undersigned, and in consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to SCOTT W. WALLACE, an undivided one-half interest; and to AMBER S. CLIFTON and RYAN J. CLIFTON, an undivided one-half interest; in and to the following described real estate in Delaware County, Iowa:

The West One-half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) and the East One-half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) and the West One-half of the Northeast Quarter of the Southeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$) and the South one (1) acre of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 1, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa.

This deed is given to pursuant to Article VI(B) of the Last Will And Testament of Keith L. Wallace, deceased, to distribute assets of the Keith L. Wallace Trust to the beneficiaries of the trust upon its termination. Monetary consideration is less than \$500; therefore, this transfer is exempt from Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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: August 11, 2022.

By _____ Title Scott W. Wallace
Scott W. Wallace

By _____ Title _____

As _____ *in the As Trustee _____ *in the
above entitled estate or cause. above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver Acknowledgment for Individuals

Acknowledgment for Individuals

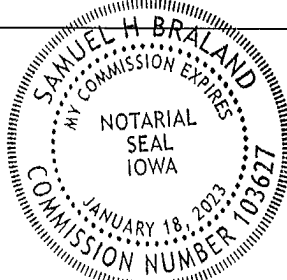
STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on August 11, 2022,

by Scott W. Wallace

as Trustee

of the Keith L. Wallace Trust



[Signature]
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____.

Signature of Notary Public

Acknowledgment for Corporations

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____.

on behalf of said corporation as fiduciary

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____.

on behalf of said corporation as fiduciary

Signature of Notary Public