

Recorded: 2/28/2023 at 10:59:02.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$216.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 428

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Charles J. Hines and Jenifer S. Hines, 104 Clara Ave, Manchester, Iowa 52057

Return Document To: Charles Hines and Jenifer Hines, 104 Clara Ave, Manchester, Iowa 52057

Grantors: Estate of Mary R. Duggan

Grantees: Charles Hines and Jenifer Hines

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

IN THE MATTER OF
ESTATE OF MARY R. DUGGAN, DECEASED
COURT OFFICER DEED

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006700

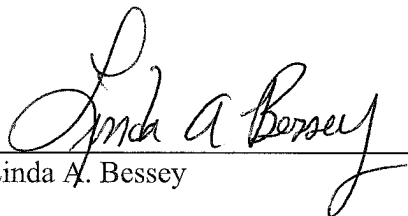
Pursuant to the authority and power vested in the undersigned, and in consideration of Ten Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Charles Hines and Jenifer Hines, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The West Thirty (30) feet of Lot Eleven (11) and the East thirty (30) feet of Lots Twelve (12) and Thirteen (13) of the Subdivision of Lot Nine (9) of the Subdivision of the North one-half (N1/2) of the Southeast Quarter (SE1/4) and the South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty Nine (29), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 73.

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.

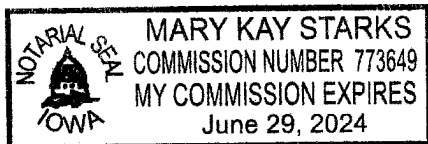
Dated: 2/27/2023

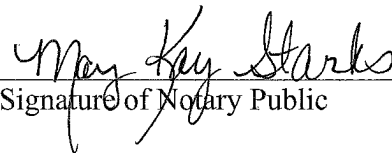

Linda A. Bessey

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on February 27, 2023, by Linda A. Bessey as Executor of Estate of Mary R. Duggan, Deceased.




Signature of Notary Public