



Book 2024 Page 1560

Document 2024 1560 Type 03 004 Pages 3  
Date 7/05/2024 Time 12:26:57PM  
Rec Amt \$17.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**COURT OFFICER DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** E Michael Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

**Taxpayer Information:** Charlie Chapman, 340 Oak Park Circle, Marion, IA 52302

**Return Document To:** E Michael Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057

**Grantors:** Joyvonne A. Chapman Estate

**Grantees:** Sandy Ross, Connie Tibbott, Charlie Chapman and Julie Thurn

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



COURT OFFICER DEED

IN THE MATTER OF
Estate of Joyvonne A. Chapman,

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006748

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 Sandy Ross, Connie Tibbott, Charlie Chapman and Julie Thurn, the following described real estate in Delaware County, Iowa:

one-half interest in:

The West seventy (70) acres of the South one-half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Five (5); and the West thirty (30) acres of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Eight (8); all in Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., subject to highways and easements of record

This deed is exempt according to Iowa Code 428A.2(20).

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: June 26, 2024

Sandy Ross
Sandy Ross

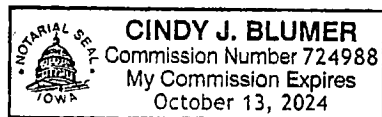
As Executor in the above entitled estate or cause.

Charlie Chapman
Charlie Chapman

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

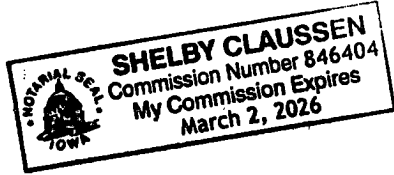
This record was acknowledged before me on June 26, 2024, by Sandy Ross as Executor of Joyvonne A. Chapman Estate.



Cindy J. Blumer
Signature of Notary Public

STATE OF IOWA, COUNTY OF LINN, ss:

This record was acknowledged before me on 6/29/24, by Charlie Chapman as Executor of Joyvonne A. Chapman Estate.



  
Signature of Notary Public