



Book 2024 Page 1678

Document 2024 1678 Type 03 004 Pages 2
Date 7/16/2024 Time 2:14:12PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$319.20

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: Laura Elena Villagrana de Landa, 108 Delhi Road, Manchester, Iowa 52057

Return Document To: Laura Elena Villagrana de Landa, 108 Delhi Road, Manchester, Iowa 52057

Grantors: Wilbur R. Schrader Estate

Grantees: Laura Elena Villagrana de Landa and Fernando Landa Garcia

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
Wilbur R. Schrader Estate,

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006860

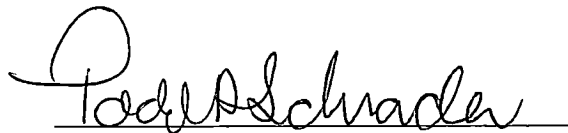
Pursuant to the authority and power vested in the undersigned, and in consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Laura Elena Villagrana de Landa and Fernando Landa Garcia, wife and husband as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Eight (8) of Facorah Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 193; same being a part of the Northwest Quarter (NW¼) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian.

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.

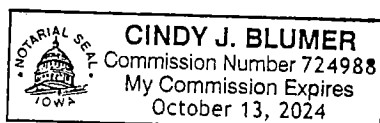
Dated: July 15, 2024.

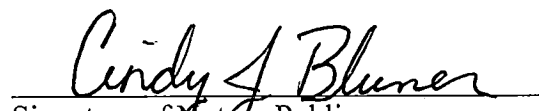

Todd A. Schrader

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on July 15, 2024, by Todd A. Schrader as Executor of Wilbur R. Schrader Estate.




Signature of Notary Public