



Book 2025 Page 175


Document 2025 175 Type 03 004 Pages 3
Date 1/15/2025 Time 3:15:06PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$95.20

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, Tel: 563-927-4164

Taxpayer Information: Thomas Welter, 2785 Chesmore Beach, Coggon, Iowa 52218

Return Document To:  Thomas Welter, 2785 Chesmore Beach, Coggon, Iowa 52218

Grantors: Maurice V. Hennessey Estate

Grantees: Thomas Welter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
Maurice V. Hennessey Estate,

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006867

Pursuant to the authority and power vested in the undersigned, and in consideration of Sixty Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Thomas Welter, the following described real estate in Delaware County, Iowa:

The East twelve (12) rods of the North forty (40) rods of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, except the North one hundred thirty (130) feet of the West one hundred (100) feet thereof except the Northwest corner of this land, which constitutes the lot upon which the house and garage sets, the measurements of which are One hundred (100') feet east and west and One hundred thirty (130') feet North & South, not including the road


AND

The North eight and eight-ninths (8 $\frac{8}{9}$ rods) of the West nine (9) rods of Block Four (4), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 42; also that part of said Block Four (4) described as commencing at a point on the West line of said Block Four (4) eight and eight-ninths (8 $\frac{8}{9}$) rods South of the Northwest corner of said Block Four (4), running thence South two hundred seven (207) feet, thence East one hundred thirty three (133) feet, thence North two hundred seven (207) feet, thence West one hundred thirty three (133) feet to the point of beginning

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.

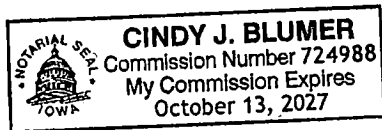
Dated: January 15, 2025.


Stephen Welter

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on January 15, 2025, by Stephen Welter as
Executor of Maurice V. Hennessey Estate.



Cindy J. Blumer

Signature of Notary Public