

Recorded: 9/9/2025 at 8:13:37.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2421

Prepared by: JUDY LEE 1225 W. Howard St, Manchester, IA 52057 (563) 927-3135
Tax Statement: DAWSON'S MANAGEMENT, 1455 PLEASANT HILL RD STE 206 BOX 209, LAWRENCEVILLE, GA 30044
Return To: , SOUTHLAW PC, 13160 FOSTER STE 100, OVERLAND PARK, KS 662132660

SHERIFF'S DEED

In consideration of \$ 80,000.00 heretofore paid, I TRAVIS HEMESATH, SHERIFF
of DELAWARE COUNTY, Iowa, do hereby sell and convey unto:

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE

the following described property in DELAWARE County, Iowa:

LOT THIRTEEN (13), BLOCK SIX (6), SHELDON AND HARRIS ADDITION TO MANCHESTER, IOWA,
ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGES 97-98

☐ See Attached Sheet (s) for further description

Upon the expiration of the redemption period (no redemption having been made) this Deed is given upon the
surrender of the Sheriff's Certificate of Purchase, the same having been issued on N/A

In Case Number EQCV009275

UNITED STATES SECRETARY OF AGRICULTURE

VS

ANN M. WICKMAN AKA ANN WICKMAN; UNKNOWN SPOUSE, IF ANY, OF ANN M. WICKMAN; PARTIES IN
POSSESSION

Date 08/12/2025

DOV and transfer tax exempt under Iowa Code Section
428A.2(19) EXEMPTION #19

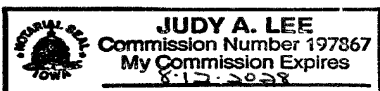
TRAVIS HEMESATH, SHERIFF

Sale Conducted By: Sheriff Travis Hemesath

STATE OF IOWA }
DELAWARE COUNTY } SS.

On August 12, 2025 before me, a Notary Public in and for said County, personally appeared
TRAVIS HEMESATH, SHERIFF and Sheriff Travis Hemesath

to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and
acknowledged the execution thereof to be his voluntary act and deed as said for the purposes therein named.



Witness my hand and seal, the day and year last above written.

Notary Public in and for the State of Iowa