

Recorded: 9/28/2026 at 12:41:24.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$186.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2837

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

DANE W. THOMAS, 110 Grant Street, Ryan, Iowa 52330

File #47719-26-RFB (rfb)

COURT OFFICER'S DEED

**Legal: The South Half (S ½) of Lots 9, 10, 11, 12, and 13 in Block 1 in RYAN,
Delaware County, Iowa, according to the plat recorded in Book 1
Plats, Page 42**

Address: 110 Grant Street, Ryan, Iowa 52330

**IN THE MATTER OF
THE ESTATE OF**

JUSTINE SMOCK

Deceased,

now pending in the Iowa District Court – Delaware County, Probate No. ESPR 006812.

**Pursuant to the authority and power vested in the undersigned, and in
consideration of One Dollar (\$1.00) and other good and valuable consideration, Tim
Willcockson, the duly-appointed personal representative of the above-referenced
Estate, hereby conveys the above-described real estate to Dane William Thomas.**

**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 § 558.69, and
therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.**

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Estate holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)

) SS:

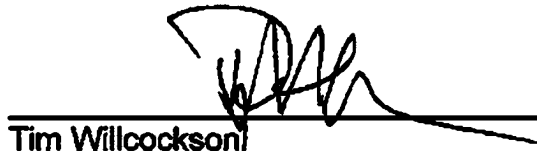
COUNTY OF POLK)

On this 11th day of September, 2026,
before me the undersigned, a Notary Public in and for said
State, personally appeared **Tim Willcockson**, the
fiduciary of the above-referenced Estate, to me known to
be the identical person named in and who executed the
foregoing instrument and acknowledged that such person,
as the fiduciary, executed the same as the voluntary act
and deed of the person and of the fiduciary.



Notary Public in and for said State

Dated: 09 / 11, 2026



Tim Willcockson
ADMINISTRATOR

