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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. P-201
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Attorney James M. Kann, P.O. Box 395, Garnavillo, IA 52049-0395; Ph. (563) 964-2157

Taxpayer Information: (Name and complete address)

Karen Jaster & Duwane Phelps & Donald Phelps,
(Karen) 29461 Empire Rd, Elkader, IA 52043

Return Document To: (Name and complete address)

Kann Law Office, P.O. Box 395, Garnavillo, IA 52049-0395

Grantors: Vivian H. Phelps Estate

Grantees: Karen Jaster & Duwane Phelps & Donald Phelps,

Legal description: See Page 2.

Document or instrument of previously recorded documents:

THE IOWA STATE BAR ASSOCIATION Official Form No. P-201	ISBA # 2746	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Preparer Information James M. Kann, P.O. Box 395, Garnavillo, IA 52049; Ph & FAX (563) 964-2157
Individual's Name | Street Address | City | Phone

Address Tax Statement : Karen Jaster, 29461 Empire Rd., Elkader, IA 52043

SPACE ABOVE THIS LINE FOR RECORDER

COURT OFFICER DEED

IN THE MATTER OF THE ESTATE

OF

VIVIAN H. PHELPS

now pending in the Iowa District Court

in and for Delaware County. Probate No. ESPR004872

Pursuant to the authority and power vested in the undersigned, and in consideration of Ten ($10.00) Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to

Karen Jaster and Duwane Phelps and Donald Phelps

the following described real estate in Delaware County, Iowa:

Lot Two (2), Block Two (2), First Western Addition to Colesburg, Iowa, according to amended and corrected plat of Colesburg recorded in Book 1 Plats, Pages 73-86.

Exemption #20

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

Dated: May 3, 2006

By Karen Jaster, Executor
Karen Jaster, Executor Title

By
Title

As Executor *in the above entitled estate or cause.

As *in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

STATE OF Iowa, COUNTY OF Clayton, ss:

On this 3 day of May, 2006 before me, the undersigned, a Notary Public in and for said state, personally appeared

Karen Jaster, Executor of the Vivian H. Phelps Estate

to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that such person(s), as such fiduciary(ies), executed the same as the voluntary act and deed of such person(s) and of such fiduciary(ies).

Marilyn A. Kann

Marilyn A. Kann, Notary Public in and for said State

MARILYN A. KANN
MY COMMISSION NO. 121173
EXPIRES 3-1-07
IOWA NOTARIAL SEAL

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