Entered for taxation 6th day
of November A.D., 2006
Sharon McCrabb, Auditor
By L. Schmidt, Deputy
Parcel # 500-00-01-086-00,
490-00-01-086-00, 220-17-00-003-00
500-00-01-039-00, 500-00-01-033-00
88-95, T-27, T-28

Book 2006 Page 3928

Document 2006 3928 Type 03 004 Pages 4
Date 11/03/2006 Time 2:51:29PM
Rec Amt $22.00 Aud Amt $5.00
Rev Transfer Tax $596.80
Rev Stamp# 3 DOV# 504

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Ralph D. Nieman
2357 State Hwy 38
Delhi, Iowa 52223

Return Document To: (Name and complete address)
Ralph D. Nieman
2357 State Hwy 38
Delhi, Iowa 52223

Grantors:
Mildred E. Flannagan Estate

Grantees:
Ralph D. Nieman
Reva C. Nieman

Legal description: See Page 4

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. P-201	Thomas J. Hanson ISBA # 02110	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

COURT OFFICER DEED

In the Matter of the Estate

of

Mildred E. Flannagan, deceased

now pending in the Iowa District Court

in and for DELAWARE County. Probate No. ESPR004807

Pursuant to the authority and power vested in the undersigned, and in consideration of 373,350.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to

Ralph D. Nieman and Reva C. Nieman, husband and wife, as tenants in common

the following described real estate in DELAWARE County, Iowa:

See attached legal description

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: November 2, 2016

Mildred E. Flannagan Estate

By Martha Maurer
Martha Maurer-Executor Title

By
Title

As Executor *in the above entitled estate or cause.

Linda L. Cucci
Linda L. Cucci- Executor

As Executor *in the above entitled estate or cause.

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

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STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 2nd day of November, 2006 before me, the undersigned, a Notary Public in and for said state, personally appeared
Martha Maurer-Executor

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).

_____, Notary Public in and for said State

STATE OF ILLINOIS, COUNTY OF Kane, ss:

On this 17th day of October, 2006 before me, the undersigned, a Notary Public in and for said state, personally appeared
Linda L. Cucci- Executor

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).

Debbie M. Maliska
Debbie M. Maliska, Notary Public in and for said State.

"OFFICIAL SEAL"
DEBBIE M. MALISKA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/1/2010

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2007

CONTINUATION OF AN ABSTRACT OF TITLE TO: The Southwest Quarter (SW¼) of the Northeast Quarter (NE¼), except the North twenty five (25) rods thereof, and the South one-half (S½) of the Northwest Quarter (NW¼) of Section Seventeen (17), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., and that part of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of said Section Seventeen (17) described as commencing at the Northwest corner of said Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), thence South thirty two (32) rods and five (5) links, thence East sixty (60) rods, thence South nine (9) rods, more or less, to the Northwest corner of Lot Eight (8), Block Seven (7), Hobb's Addition to Delhi, Iowa, thence East sixteen (16) rods to the Northeast corner of Lot Eleven (11), Block Seven (7), Hobb's Addition, thence South ten (10) rods to the center of the highway, thence East to the East line of said Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), thence North to the Northeast corner of said Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), thence West to the point of beginning, except the East sixty six (66) feet of the South two hundred three (203) feet thereof; also Out Lots Eighteen (18), Nineteen (19), Twenty Nine (29) and Thirty (30), Delhi, Iowa, according to plat recorded in Book A L.D., Page 238, except the South one and one-half (1½) acres of said Out Lot Twenty Nine (29), also the West one-half (W½) of Fourth Street, Delhi, Iowa, adjoining said part of said Out Lot Twenty Nine (29) on the East, also except the South eighty one and fifty six hundredths (81.56) feet of said Out Lot Eighteen (18), and also except the North five hundred twenty five (525) feet of the West four hundred (400) feet of the East four hundred thirty three (433) feet of the following described real estate: The Southwest Quarter (SW¼) of the Northeast Quarter (NE¼), except the North twenty five (25) rods thereof, of Section Seventeen (17), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M.,

And further except, Lot One (1) of Flannagan Estate Subdivision part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Eight-eight North (88N), Range Four (4), West of the 5th P.M. in the City of Delhi, Delaware County, Iowa according to plat recorded in Book 2006 Plats, Page 36 41.