Entered for taxation 4 day
of December A.D., 2007
Carla K. BecKer, Auditor
By D. Willman, Deputy
Parcel # 370-08-00-009-00
370-17-00-005-00
370-16-00-008-00
370-17-00-015-00
370-20-00-026-00
87-68 87-77 87-76
87-80

Book 2007 Page 3868

Document 2007 3868 Type 03 004 Pages 5
Date 12/03/2007 Time 3:35:20PM
Rec Amt $27.00 Aud Amt $25.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
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)

Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

Taxpayer Information: (Name and complete address)

Gale Flannagan, 3032 230th Ave., Hopkinton, IA 52237

Return Document To: (Name and complete address)

ENV. Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

Grantors:

The Estate of Jay J. Flannagan

Grantees:

Gale Flannagan
Edna M. Flannagan

Legal description: See Page 4 + 5

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2005
IOWADOCS®

THE IOWA STATE BAR ASSOCIATION Official Form No. P-201	Michael A. Bowman	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

COURT OFFICER DEED

IN THE MATTER OF

THE ESTATE OF

JAY J. FLANNAGAN

now pending in the Iowa District Court

in and for DELAWARE County. PROBATE No. ESPR004951

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

Gale Flannagan and Edna M. Flannagan, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common

the following described real estate in DELAWARE County, Iowa:

See Exhibits A and B attached hereto for legal description

Distribution under will 428A.2(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: November 20, 2007

By _____
Title

By _____
Title

Joyce Havens

As _____ *in the above entitled estate or cause.

As Executor *in the above entitled estate or cause.

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

© The Iowa State Bar Association 2003
IOWADOCS®

STATE OF IOWA , COUNTY OF JONES

This instrument was acknowledged before me on November 30, 2018, by

Joyce Havens

.

, Notary Public

MICHAEL A. BOWMAN
Commission Number 111019
My Commission Expires
6-7-19

STATE OF _____ , COUNTY OF _____ , ss:

On this _____ day of _____, _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____ and _____, to me personally known, who being by me duly sworn, did say that they are the _____ and _____, respectively, of said corporation; that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that the instrument was signed (and sealed) on behalf of said corporation by authority of it's Board of Directors; and that _____ and _____ acknowledged the execution of said instrument to be the voluntary act and deed of the corporation as such fiduciary, by it, by them and as such fiduciary voluntarily executed.

_____

_____ , Notary Public in and for said State

EXHIBIT A

The Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) and the East eighteen (18) acres of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Eight (8), and the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and the East one-half (E½) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) and the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), except the South sixty five (65) feet thereof, and that part of the West one-half (W½) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) lying South of the road, of Section Seventeen (17), all in Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., except Parcel A, Part Of The E 1/2 Of The NW 1/4-NW 1/4 Sec. 17, T87N, R4W Of The Fifth P.M., Delaware County, Iowa, **AS RECORDED IN BOOK 2003, PAGE 3257.**

EXHIBIT B

The West one-fourth (W¼) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Sixteen (16), and the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) and the West one-half (W½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Seventeen (17), and the North three-fourths (N¾) of the East one-half (E½) of the Northeast Quarter (NE¼), and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), of Section Twenty (20), all in Township Eighty Seven (87) North, Range Four (4), West of the Fifth Principal Meridian

A strip of land two rods wide and eighty-four rods long, described as commencing at the South West corner of the South East quarter of the North East quarter of Section Twenty, Township Eighty Seven North, Range Four, West of the Fifth P.M.; thence East two rods; thence at right angles North Eighty Four rods; thence at right angles West two rods; thence at right angles South Eighty Four rods to the place of beginning.