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Carla K. Becker, Auditor
By M. McDonald, Deputy
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Book 2010 Page 3617

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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)

Joseph L McConnell, 211 West Washington Street, Washington, IA 52353, Phone: (319) 653-5431

Taxpayer Information: (Name and complete address)

Margaret Ann Sheppard, 2868 190th Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)

Joseph L McConnell, 211 West Washington Street, Washington, IA 52353, Phone: (319) 653-5431

Grantors:

Robert L. Gates Estate

Grantees:

Margaret Ann Sheppard

Legal description: See Page(s) 4

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. P-201	Joseph L McConnell	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

COURT OFFICER DEED

IN THE MATTER OF

THE ESTATE OF

ROBERT L. GATES, Deceased

now pending in the Iowa District Court

in and for Delaware County. PROBATE No. ESPR5259

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

Margaret Ann Sheppard

the following described real estate in Delaware County, Iowa:

See 1 in Addendum

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: 11-8-10

By _____
Title

By _____
Title

Margaret Ann Sheppard
Margaret Ann Sheppard

As _____ *in the above entitled estate or cause.

As Executor *in the above entitled estate or cause.

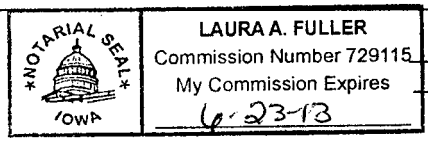
*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

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Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF Delaware

This instrument was acknowledged before me on 11-8, 2010, by Margaret Ann Sheppard
as Executor
of Robert L. Gates Estate.



Laura A. Fuller
6-23-13, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____
_____
as _____
of _____.

_____
_____, Notary Public

Acknowledgment for Corporation

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____
_____
as _____
of _____,
on behalf of said corporation as fiduciary.

_____
_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____
_____
as _____
of _____,
on behalf of said corporation as fiduciary.

_____
_____, Notary Public

Addendum

1. All that part of the South three-fourths (S3/4) of Section Twenty Four (24), Township Eighty Seven (87) North, Range Four (4), West of the Fifth Principal Meridian lying South and East of a line described as commencing at the Northeast corner of the South one-half (S1/2) of the Northeast Quarter (NE1/4), and running thence West two thousand three hundred twenty two (2322) feet, thence South 27° 15' West six hundred thirty seven (637) feet, thence South 67° 30' West nine hundred seventy one (971) feet to a point in the center of the Wild Cat and Table Rock Road as laid out and travelled, thence Southerly along the center of said road to the South line of said Section Twenty Four (24); except any part thereof included in Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Nineteen (19) and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Twenty (20), all in Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329; also except Parcel I Part Of The Southeast Quarter (SE1/4) Of The Northeast Quarter (NE1/4) And Part Of The Northeast Quarter (NE1/4) Of The Southeast Quarter (SE1/4) All In Section Twenty-Four (24), Township Eighty-Seven North (T87N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2006, Page 4063; also except Parcel J Part Of The Southeast Quarter (SE1/4) Of The Southeast Quarter (SE1/4) Section Twenty-Four (24), Township Eighty-Seven North (T87N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2007, Page 3690; also except Parcel K, Part Of The SW 1/4-NE 1/4 & Part Of The S 1/4-NW 1/4 All In Sec. 24, T87N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2008, Page 66; also except Parcel L Part Of The Northeast Quarter (NE1/4) Of The Southeast Quarter (SE1/4) And Part Of The Southeast Quarter (SE1/4) Of The Southeast Quarter (SE 1/4) All In Section Twenty-Four (24). Township Eighty-Seven North (T87N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2009, Page 1554; and also except Parcel M Part Of Southeast Quarter (SE1/4) Of The Northwest Quarter (NW1/4) And Part Of The Northeast Quarter (NEl/4) Of The Southwest Quarter (SW1/4), All In Section Twenty-Four (24), Township Eighty-Seven North (T87N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2009, Page 4430.

   Distribution under Will. Exempt from transfer tax.