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Book 2013 Page 2944

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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)

Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)

Margaret Earlene Houlihan, 1910 126th Street, Clive, IA 50325

Return Document To: (Name and complete address)

Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:

James Robert Houlihan Estate

Grantees:

Margaret Earlene Houlihan

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	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

COURT OFFICER DEED

In the Matter of the Estate

of

James Robert Houlihan, deceased

now pending in the Iowa District Court

in and for Delaware County. ESPR No. 005575

Pursuant to the authority and power vested in the undersigned, and in consideration of $1.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to
Margaret Earlene Houlihan

the following described real estate in Delaware County, Iowa:
See attached legal description

This is a conveyance transferring a distribution of assets to a devisee under a Will. Exemption 20 applies.

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: September 12, 2013

By Margaret Earlene Houlihan
Margaret Earlene Houlihan - 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

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Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF Delaware

This instrument was acknowledged before me on September 12, 2013, by Margaret Earlene Houlihan
as Executor
of James Robert Houlihan Estate.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2013

_____, 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

Attachment to Court Officer Deed – James Robert Houlihan Estate
Grantor – James Robert Houlihan Estate Grantee: Margaret Earlene Houlihan

Parcel No. 1

The South one-half (S ½) of the Northwest Quarter (NW¼) except railroad right-of-way, the East one-half (E½) of the Southwest Quarter (SW¼) and the West one-half (W½) of the Southeast Quarter (SE¼) of Section 31, Township 89 North, Range 5, West of the 5th P.M., except that part of the South forty (40) acres of the East one-half (E ½) of the Southwest Quarter (SW ¼) lying West of the right-of-way of Highway 13 (which includes Parcel B part of SE ¼ SW ¼ Section 31-89-5, according to plat recorded in Book 6, Plats, Page 121).

Parcel No. 2

An undivided one-half interest in and to the following described real estate:

That part of the South 40 acres of the East one-half (E ½) of the Southwest Quarter (SW ¼) lying West of the right-of-way of Highway 13, all in Section 31, Township 89 North, Range 5, West of the 5th P.M. except Parcel B part of the SE ¼ SW ¼ of 31-89-5 according to Plat recorded in Book 6 Plats, Page 121; and except that part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Thirty One (31), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Southwest corner of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), and running thence North thirty three (33.0) feet to the point of beginning, thence North two hundred thirty four and five-tenths (234.5) feet, thence South 89° 29' East three hundred (300.0) feet, thence South two hundred thirty one and eight-tenths (231.8) feet, thence West three hundred (300.0) feet to the point of beginning, said parcel containing approximately 1.6 acres more or less, subject to road right of way and easements of record.

Parcel No. 3

An undivided one-half interest in and to the following described real estate:

Parcel B part of the SE¼ of the SW¼ of Section 31, Township 89 North, Range 5, West of the 5th P.M., according to plat recorded in Book 6 Plats, Page 121.