Recorded: 10/31/2013 at 8:12:04.0 AM
Fee Amount: $17.00
Revenue Tax: $0.00
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2013 PG: 3431

Entered for taxation 31st day
of October A D 2013
Carla K. Becker, Auditor
By D. Hildebrand Deputy

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

PREPARED BY: SEE PAGE 2
SUBMITTED, AND RETURN TO:
ATTN: REBEKAH NICKLOY
SOUTH & ASSOCIATES, P.C.
6363 COLLEGE BLVD, SUITE 100
OVERLAND PARK, KS 66211
(913) 663-7600

SHERIFF'S DEED

DATE OF INSTRUMENT: October 08, 2013

ASSIGNOR: JOHN A. LECLERE, SHERIFF OF DELAWARE COUNTY
304 E. DELAWARE STREET, P.O. BOX 116
MANCHESTER, IA 52057-0116

ASSIGNEE: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE, MAIL STATION 314
O'FALLON, MO 63368-2240

AFFECTED INSTRUMENT: JANUARY 16, 2009, IN BOOK NO. 2009, AT PAGE 203

LEGAL DESCRIPTION: Lot 53 1/2, except the North 59 feet thereof, and the West 7 feet of Lot 54, except the North 59 feet thereof, in MANCHESTER, Delaware County, Iowa; also that part of Lot 54, MANCHESTER, Iowa, described as commencing 7 feet East of the Southwest corner of said Lot 54, thence running North 45 1/2 feet, thence East 20 feet, thence South 27 1/2 feet, thence East 20 feet, thence South 18 feet to the South line of said Lot 54, thence West 40 feet to the point of beginning

No Declaration of Value or Groundwater is required by law to be furnished in regard to this transfer of title because it was made by a state official (i.e., Sheriff's Deed), which is exception number 428A.2 (19) Iowa Legislature

Tax Statements To:
CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
MAIL STATION 314
O'FALLON, MO 63368-2240

File No. 153218

Prepared by: JUDY LEE –DELAWARE COUNTY SHERIFF'S OFFICE, MANCHESTER, IA 52057 (563) 927-3135

Tax Statement: CITIMORTGAGE INC (MO), 1000 TECHNOLOGY DR MAIL STATION 314, O'FALLON, MO 63368

Return To: DOUGLAS J. MIZER , SOUTH & ASSOCIATES PC, 1245 JORDAN CREEK PKWY STE 120, WEST DES MOINES, IA 50266

SHERIFF'S DEED

In consideration of $ 70,259.40 heretofore paid, I JOHN A. LECLERE, SHERIFF of DELAWARE COUNTY, Iowa, do hereby sell and convey unto:

CITIMORTGAGE INC (MO)

the following described property in DELAWARE County, Iowa:

LOT 53 1/2, EXCEPT THE NORTH 59 FEET THEREOF, AND THE WEST 7 FEET OF LOT 54, EXCEPT THE NORTH 59 FEET THEREOF, IN MANCHESTER, DELAWARE COUNTY, IOWA; ALSO THAT PART OF LOT 54, MANCHESTER, IOWA, DESCRIBED AS COMMENCING 7 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 54, THENCE RUNNING NORTH 45 1/2 FEET, THENCE EAST 20 FEET, THENCE SOUTH 27 1/2 FEET, THENCE EAST 20 FEET, THENCE SOUTH 18 FEET TO THE SOUTH LINE OF SAID LOT 54, THENCE WEST 40 FEET TO THE POINT OF BEGINNING

☐ See Attached Sheet (s) for further description

Upon the expiration of the redemption period (no redemption having been made) this Deed is given upon the surrender of the Sheriff's Certificate of Purchase, the same having been issued on N/A

In Case Number EQCV007609

CITIMORTGAGE, INC.
VS
MARY A. ADAMS; UNKNOWN SPOUSE, IF ANY, OF MARY ADAMS; CITY OF MANCHESTER; PARTIES IN POSSESSION

Date 10/08/2013

John A. LeClere
JOHN A. LECLERE, SHERIFF

DOV and transfer tax exempt under Iowa Code Section 428A.2(19) EXEMPTION #19

28-2
Sale Conducted By: Eric Brooks 28-2

STATE OF IOWA
DELAWARE COUNTY } SS.

On October 08, 2013 before me, a Notary Public in and for said County, personally appeared JOHN A. LECLERE, SHERIFF and Eric Brooks 28-2

to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the execution thereof to be his voluntary act and deed as said for the purposes therein named.

Witness my hand and seal, the day and year last above written.

JUDY A. LEE
Commission Number 197867
My Commission Expires
8-12-2016

Judy A. Lee
Notary Public in and for the State of Iowa