Book 2014 Page 1208

Document 2014 1208 Type 03 004 Pages 4
Date 5/27/2014 Time 3:13:54PM
Rec Amt $22.00 Aud Amt $5.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 29th day of May AD 2014
Cedar Rapids Auditor
By Deputy

Legal Description on Page 3

Prepared by / Return to: Gary J. Streit, Shuttleworth & Ingersoll, P.L.C., 115 Third Street S.E., Suite 500, P.O. Box 2107, Cedar Rapids, Iowa 52406-2107; Phone: (319) 365-9461.

Address Tax Statements to: Gary J. Lynch, 17799-185th Street, Manchester, Iowa 52057

COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
VELMA C. LYNCH, DECEASED.

Now pending in the Iowa District Court in and for Delaware County, Probate No. ESPR 05731

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby convey(s) to Gary J. Lynch the following described real estate located in Delaware County, Iowa:

See Attached Exhibit "A".

This deed is given in fulfillment and satisfaction of that certain real estate contact dated August 25, 2008 and which was recorded on September 4, 2008 in Book 2008 at Page 2790 of the records of Delaware County Recorder. Pursuant to the terms of the Last Will and Testament of Burnell A. Lynch (Delaware County Probate Number ESPRO 05045) the foregoing contract passed to Velma C. Lynch.

Subject to covenants, easements, and restrictions of record.

This deed transfers assets to heirs at law or devisees under a will, and is therefore exempt from transfer tax and from the declaration of value and groundwater hazard statements pursuant to Iowa Code §428A.2(20).

Words and phrases in this Deed, including the acknowledgment(s), shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

(Signatures on Page 2)

Date: May 14, 2014

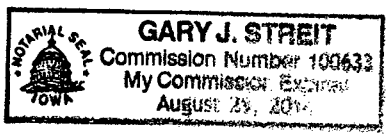
VELMA C. LYNCH ESTATE

By: _____
Gary J. Lynch, Executor

STATE OF IOWA, DELAWARE COUNTY, ss:

This deed was acknowledged before me on May 14, 2014, by Gary J. Lynch, as Executor of the Estate Velma C. Lynch.

_____
Notary Public



An undivided one-half interest in and to:

Parcel J, Part of the Northeast Quarter (NE¼) Northeast Quarter (NE ¼) , Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W)of the 5th Principal Meridian, Delaware County, Iowa, containing a total of 1.855 acres, including 0.2560 acres of public road right of way, subject to easements of record, all as shown on the attached Plat of Survey which was recorded on August 22, 2006 in Book 2006, Page 3075 of the records of the Delaware County, Iowa Recorder

EXHIBIT A

FILED
AUG 22 2006
SHARON McCRABB
DELAWARE COUNTY AUDITOR

FILED
AUG 22 2006
CHERI BOEDING-ORCUTT
DELAWARE COUNTY ASSESSOR

Book 2006 Page 3075

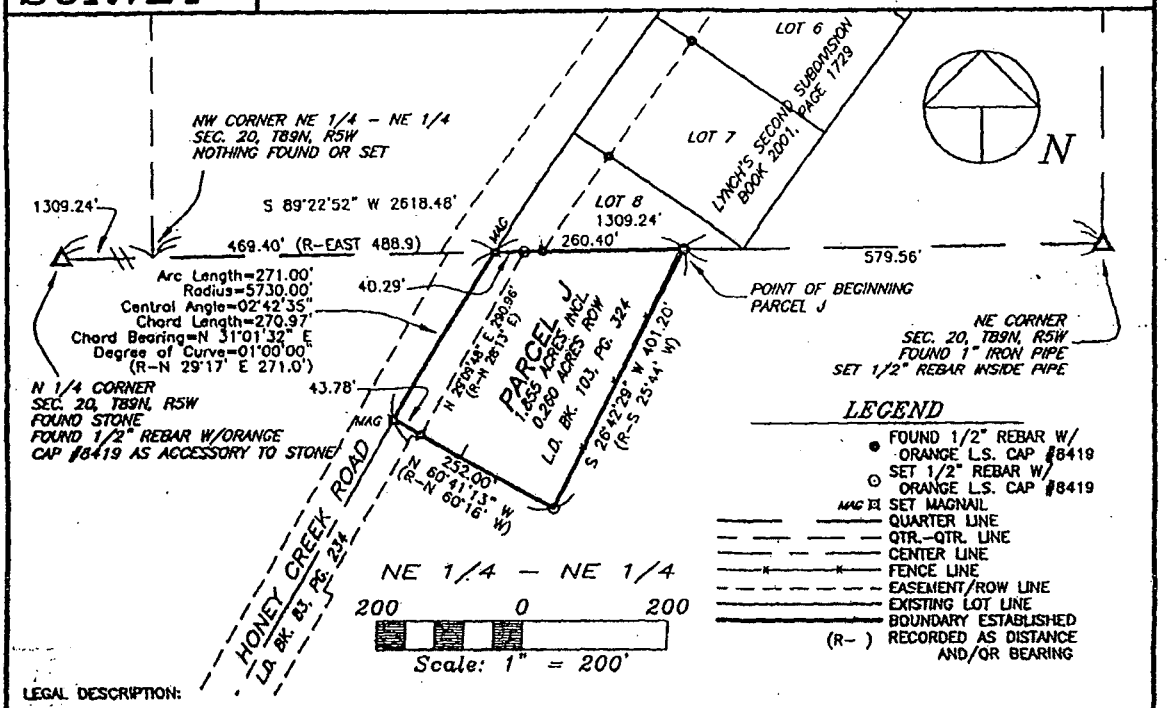
Document 2006 3075 Type 06 002 Pages 1
Date 8/22/2006 Time 4:03:46PM
Rec Amt $7.00

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

PREPARED BY: (X)Chq J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL J; PART OF THE NE 1/4 – NE 1/4
SEC. 20, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- ● FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- MAG ⊞ SET MAGNAIL
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- FENCE LINE
- EASEMENT/ROW LINE
- EXISTING LOT LINE
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

LEGAL DESCRIPTION:

PARCEL J, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY (20), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 1.855 acres, including 0.260 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northeast Corner of Section Twenty (20), Township Eighty–nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of said Section Twenty (20), South 89° 22' 52" West, to the Northeast Corner of a parcel as recorded in L.D. Book 103, Page 324 in the Office of the Delaware County Recorder, 579.56 feet, the POINT OF BEGINNING;

THENCE along the Easterly Line of said parcel, South 26° 42' 29" West, to the Southeast Corner of said Parcel, 401.20 feet;

THENCE along the Southerly Line of said parcel, North 60° 41' 13" West, to the Southwest Corner of said parcel, 252.00 feet;

THENCE along the Westerly Line of said parcel, along a circular curve having an arc length of 271.00 feet, said circular curve having a radius of 5730.00 feet, a central angle of 02° 42' 35", a chord length of 270.97 feet, and a chord bearing of North 31° 01' 32" East to the Northerly Line of the Northeast Quarter (NE ¼) of said Section Twenty (20);

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of said Section Twenty (20), North 89° 22' 52" East, 260.40 feet to the POINT OF BEGINNING;

Containing a total of 1.855 acres, including 0.260 acres of public road right of way, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Eighty–nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 22' 52" West.

Parcel J is a retracement of a parcel recorded in L.D. Book 103, Page 324 in the Office of the Delaware County Recorder.

SURVEY REQUESTED BY: BERNIE LYNCH SURVEYED ON: 7/25/2006

PROPRIETORS: BURNELL A. LYNCH & VELMA C. LYNCH

PROJECT NO. 05–11/06–75

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SCALE: 1"=200'

DATE: 7/25/2006

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 1

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1

8/22/06

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

BOOK 2006 PAGE 3075