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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 3rd day
of October AD 2014
Carla K. Becker Auditor
By D.H. Deborah Deputy

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 E Main Street , Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Ivan Dean Powers, 1238 210th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 E Main Street , Manchester, IA 52057

Grantors:
Rose M. Ridenour Estate
aka Rose Marie Ridenour

Grantees:
Larry R. Ridenour

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. P201	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
Rose M. Ridenour, Deceased
aka Rose Marie Ridenour
now pending in the Iowa District Court in and for Delaware County.

ESPR No. 005764

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 Larry R. Ridenour

the following described real estate in Delaware County, Iowa:
An undivided one-sixth interest in and to the following described real estate:

Commencing at a point that is thirty four (34) rods East of the North West corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), Section Thirty Three (33), Township Eighty-nine (89) North, Range Six (6) West of the Fifth P.M., which is the true point of beginning, thence South nineteen and four tenths (19.4) rods, thence East twenty-five (25) rods, thence North nineteen and four tenths (19.4) rods, thence West twenty-five (25) rods to point of beginning, all in Delaware County, Iowa, containing 2.73 acres m/l.

Title is subjec to the life use of Ivan Dean Powers.

This is a deed transferring distribution of assests to a devisee under a Will. Exemption 20 applies.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.
Dated: October 3, 2017

By X _____
Larry R. Ridenour 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 record was acknowledged before me this 3rd day of Oct, 2014,
by Larry R. Ridenour
as Executor
of Rose M. Ridenour Estate.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____
as _____
of _____.

Signature of Notary Public

ACKNOWLEDGMENT FOR CORPORATIONS

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____
as _____
of _____.
on behalf of said corporation as fiduciary

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____
as _____
of _____.
on behalf of said corporation as fiduciary

Signature of Notary Public