Entered for taxation 9th day
of November AD 2015
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Book 2015 Page 3054

Document 2015 3054 Type 03 004 Pages 3
Date 11/06/2015 Time 2:48:01PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $159.20
Rev Stamp# 400 DOV# 413

Daneen Schindler, 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)
John C. Compton, 116½ W. Mission St. , Box 8, Strawberry Point, IA 52076, Phone: (563) 933-4334

Taxpayer Information: (Name and complete address)
Janet L. Phelps, 404 East St., Edgewood, IA 52042

Return Document To: (Name and complete address)
John C. Compton, 116½ W. Mission St. , Box 8, Strawberry Point, IA 52076

Grantors:
Estate of Barbara Lou Moser
aka Barbara L. Moser

Grantees:
Janet L. Phelps

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	John C. Compton	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
BARBARA LOU MOSER aka Barbara L. Moser

now pending in the Iowa District Court in and for Delaware County.

Probate No. ESPR005912

Pursuant to the authority and power vested in the undersigned, and in consideration of ---One & no/100--- Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Janet L. Phelps

the following described real estate in Delaware County, Iowa:
Lot Three (3) of South Town Manor, A Subdivision Of Part Of Lot 2, Lot 3 And Lot 4, All In The Subdivision Of Lot 5 Of The Subdivision Of The NW ¼ Of The NE ¼ Of Section 2, T90N, R5W Of The Fifth P.M., City Of Edgewood, Delaware County, Iowa, according to plat recorded in Book 5, Plats, Page 47.

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: 11-6-2015.

By _____
Title

By _____
Title

David W. Moser
David W. Moser

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 record was acknowledged before me this 6th day of November, 2015,
by David W. Moser
as Executor
of Estate of Barbara Lou Moser.

JOHN C. COMPTON
Commission Number 129361
My Commission Expires
8/31/2016

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