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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 2nd day
of November AD 2016
Carla V. Becker, Auditor
By P. Hildebrand, Deputy

COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
A. J. Flickinger, 316 1st St. East, Independence, IA 50644, Phone: (319) 334-6061

Taxpayer Information: (Name and complete address)
Craig R. Wilgenbusch, 2531 Buchanan Delaware Avenue, Masonville, IA 50654

Return Document To: (Name and complete address)
Craig R. Wilgenbusch, 2531 Buchanan Delaware Avenue, Masonville, IA 50654

Grantors:
Edwin G. Sadlon Estate

Grantees:
Craig R. Wilgenbusch

Legal description: See Page X 4

Document or instrument number of previously recorded documents:

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COURT OFFICER DEED

THE ESTATE OF
EDWIN G. SADLON

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

Case No. _____

Pursuant to the authority and power vested in the undersigned, and in consideration of $1.00 (ONE) Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Craig R. Wilgenbusch the following described real estate in Delaware County, Iowa:
See attached Exhibit A.

This deed is in fulfillment of real estate contract between the parties filed December 28, 2001 at Book 2001, Page 4743, records of the Delaware County, Iowa Recorder. Said real estate contract was re-recorded on January 9, 2002 at Book 2002, Page 96, records of the Delaware County, Iowa Recorder.

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 5, 2016

Edwin G. Sadlon Estate

By Dixie M. Long
Dixie M. Long 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 Acknowledgment for Individuals

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Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on October 5, 2016

by Dixie M. Long

as Executor

of Edwin G. Sadlon Estate.

Alanson J. Flickinger

Signature of Notary Public

ALANSON J. FLICKINGER
Commission Number 113007
My Commission Expires
December 10, 2016

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____.

_____

Signature of Notary Public

Acknowledgment for Corporations

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____.

on behalf of said corporation as fiduciary

_____

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____.

on behalf of said corporation as fiduciary

_____

Signature of Notary Public

Exhibit A

Legal Description

The Southwest fractional Quarter (SWfr¼) of Section Seven (7), Township Eighty Eighty (88) North, Range Six (6), West of the Fifth P.M., except that part of the Southwest Quarter (SW¼) of the Southwest fractional Quarter (SWfr¼) of said Section Seven (7), described as commencing at the Southwest corner of said Section Seven (7), thence North five hundred thirty five and twenty five hundredths (535.25) feet along the West line of said Southwest Quarter (SW¼) of the Southwest fractional Quarter (SWfr¼) to the point of beginning, thence South 89° 00'00" East five hundred ninety eight (598) feet, thence North one hundred eighty seven (187) feet, thence North 89° 00'00" West five hundred ninety eight (598) feet, thence South one hundred eighty seven (187) feet along the West line of said Southwest Quarter (SW¼) of the Southwest fractional Quarter (SWfr¼) to the point of beginning; the West line of said Southwest Quarter (SW¼) of the Southwest fractional Quarter (SWfr¼) is assumed to bear due North and South; also except Parcel B of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) Section Seven (7), Township Eighty-Eight (T88N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2001, Page 3745.