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Carla K. Becker, Auditor
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Book 2016 Page 3479

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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)
Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

**Taxpayer Information:** (Name and complete address)
Patrick Britt, 2364 297th St., Delhi, IA 52223

**Return Document To:** (Name and complete address)
Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310

**Grantors:**
Rosella Britt Estate
a/k/a Rose M. Britt
a/k/a Rosella M. Britt

**Grantees:**
Larry Britt
Patrick Britt

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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# COURT OFFICER DEED

IN THE MATTER OF THE
ESTATE OF ROSELLA BRITT
a/k/a Rose M. Britt a/k/a Rosella M. Britt
now pending in the Iowa District Court in and for DELAWARE County.

Case No. ESPR005941

Pursuant to the authority and power vested in the undersigned, and in consideration of One and no/100 -------- Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Larry Britt and Patrick Britt, as tenants in common the following described real estate in Delaware County, Iowa:

See attached EXHIBIT A and EXHIBIT B for full legal description of property conveyed.

This deed is given as part of an estate distribution. Iowa Code Sec. 428A.2(20).

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: December 12 2016

By _____
Title

By _____
Title

Larry Britt

Patrick Britt

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 Acknowledgment for Individuals

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## Acknowledgment for Individuals

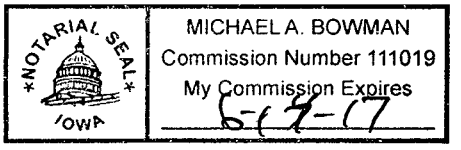
STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 12, 2016

by Larry Britt

as Executor

of Rosella Britt Estate.




Signature of Notary Public

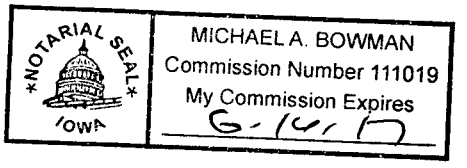
STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 12, 2016

by Patrick Britt

as Executor

of Rosella Britt Estate.




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

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**EXHIBIT A**

Lot One (1) of North East quarter of South East quarter of Section Seven (7) except the North four (4) rods thereof, according to plat recorded in Book 2, page 11; and South West quarter of South East quarter and West twenty four and seven-tenths (24.7) acres of South East quarter of South East quarter of Section Seven (7), and North one half of North East quarter of Section Eighteen (18), and all that part of the West one half of North West quarter of North West quarter of Section Seventeen (17) lying North of road; all in Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M.,

**EXHIBIT B**

That part of the West one-half (W½) of the Northwest Quarter (NW¼) of Section Twenty (20), Township Eighty Seven (87) North, Range Four (4), West of the Fifth Principal Meridian described as commencing at the Northwest corner of the Union Township Cemetery, said point being eighty five and fourteen one-hundredths (85.14) feet North and two hundred twenty one and seventy six one-hundredths (221.76) feet West of the Southeast corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of said Section Twenty (20), and running thence North nine and sixty six one-hundredths (9.66) feet to the point of beginning, thence South two hundred twenty six and eighty one-hundredths (226.80) feet, thence North 89° 24' 40" West one hundred forty and sixty five one-hundredths (140.65) feet, thence North 1° 46' 15" West one hundred sixty five and eighty three one-hundredths (165.83) feet, thence North 62° 27' 05" East seventy two and ninety two one-hundredths (72.92) feet, thence North 72° 12' 05" East eighty five (85.0) feet to the point of beginning.