Recorded: 5/22/2017 at 1:59:08.0 PM
Fee Amount: $37.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 1440

Entered for taxation 23rd day
of May A D 2017
Carla Becker, Auditor
By S. 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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Michael K. Ryan, 18876 163rd Avenue, Manchester, IA 52057

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

Grantors:
Helen M. Ryan Estate

Grantees:
Michael K. Ryan

Legal description: See Page 4

Document or instrument number of previously recorded documents:

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COURT OFFICER DEED

In the Matter of the Estate
of
Helen M. Ryan

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

Case No. ESPR005995

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 Michael K. Ryan

the following described real estate in Delaware County, Iowa:
See attached legal description.

This deed is exempt according to Iowa Code 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: May 1, 2017.

By _____ 5/1/2017
Michael K. Ryan Title

By _____ 5/1/2017
Kathryn R. Guilgot Title

As Executors *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 Delaware

This record was acknowledged before me on May 1, 2017,

by Michael K. Ryan

as Executor

of Helen M. Ryan Estate.

THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 1, 2017,

by Kathryn R. Guilgot

as Executor

of Helen M. Ryan Estate.

THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

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

Legal Description
Helen Ryan Estate – Michael K. Ryan

Parcel No. 1

The West Half of the East Half (W½ E½) and the East Half of the Southwest Quarter (E½ SW¼) of Section 28, Township 90 North, Range 5, West of the 5th P.M.

Parcel No. 2

The North Half ($N\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty Two (32); and all that part of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Thirty Three (33) which lies West of the public highway formerly known as Primary #13 as now located; excepting from all of the above described land a certain parcel of land described as commencing at the point where the West line of said highway as now located intersects the South line of said Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Thirty Three (33), running thence Northeasterly along the West line of said highway ten (10) rods, thence due West sixteen (16) rods, thence Southwesterly and parallel with the line of the road ten (10) rods to a point sixteen (16) rods West of the starting point, thence due East sixteen (16) rods to place of beginning; all being in Township Ninety (90) North, Range Five (5) West of the 5th P.M.