Entered for taxation 13th day
of March AD 2018
Auditor
By Deputy

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Document 2018 598 Type 06 011 Pages 3
Date 3/13/2018 Time 2:58:18PM
Rec Amt $17.00
Rev Transfer Tax $307.20
Rev Stamp# 75 DOV# 81

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

BILL OF SALE
Recorder's Cover Sheet

Preparer Information:
Benjamin M. Lange
222 1st Street East
Independence, IA 50644
Phone: (319) 334-4488

Taxpayer Information:
Adam S. Sheppard
22194 260th Street
Delhi, IA 52223

Return Document To:
Same as Taxpayer

Grantors:
Jackson D. Cornelius Estate

Grantees:
Adam S. Sheppard

Legal Description: See Page 2

Document or instrument number if applicable:

BILL OF SALE

For the consideration of the sum of One Hundred Ninety-Two Thousand and Five Hundred Dollar(s) ($192,500.00) and other valuable consideration, Craig Cornelius, Deborah Hickey and Steve Cornelius, Co-Executors of the Jackson D. Cornelius Estate ("Seller") does hereby sell, transfer and assign to Adam S. Sheppard ("Buyer") the following described personal property located in Delaware County, State of Iowa:

Cottage No. 131 on land leased which is located on the East ¼ of NW ¼ of Section 30 in Delhi, Township, Delaware County, Iowa.

Seller hereby covenants with Buyer that Seller is the owner of said personal property, that Seller has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Seller covenants to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

SELLER HEREBY SELLS, TRANSFERS AND ASSIGNS SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by an Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to by breach of the foregoing certification.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the context.

Dated: March 12, 2018.

Adam S. Sheppard (Buyer)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on the 12 day of March, 2018, by Adam S. Sheppard.

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

REPRESENTATIVE CAPACITY ACKNOWLEDGMENT

Craig Cornelius

Craig Cornelius, Co-Executor
Estate of Jackson D. Cornelius (Seller)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on the 12 day of March, 2018, by Craig Cornelius, as Co-Executor of the Jackson D. Cornelius Estate.

Teresa Turnis

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Deborah Hickey

Deborah Hickey, Co-Executor
Estate of Jackson D. Cornelius (Seller)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on the 12 day of March, 2018, by Deborah Hickey, as Co-Executor of the Jackson D. Cornelius Estate.

Teresa Turnis

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Steve Cornelius, Co-Executor
Estate of Jackson D. Cornelius (Seller)

STATE OF KANSAS, COUNTY OF Shawnee

This record was acknowledged before me on the 6th day of March, 2018, by Steve Cornelius, as Co-Executor of the Jackson D. Cornelius Estate.

Signature of Notary Public

Randy Morgan
Notary Public
State of Kansas
My Appt. Expires 1-9-22