Barbara Pearson
17206 191st St
Manchester, IA 52057

Book 2019 Page 3234
2019 3234 Type 03 004 Pages 3
Date 11/14/2019 Time 4:23:23PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $223.20
Rev Stamp# 461 DOV# 488
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057, Phone: (563) 927-5920

Taxpayer Information:
Lee Ann Wessels, 703 Anderson Street, Unit B, Manchester, IA 52057

Return Document To:
Lee Ann Wessels, 703 Anderson Street, Unit B, Manchester, IA 52057

Grantors:
Estate of Vanita T. Knipper

Grantees:
Lee Ann Wessels

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

IN THE MATTER OF THE ESTATE
OF VANITA T. KNIPPER, DECEASED

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006360 Pursuant to the authority and power vested in the undersigned, and in consideration of $140,000.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Lee Ann Wessels the following described real estate in Delaware County, Iowa:

> Unit B and the undivided one-fourth (¼) interest in the Common Elements appurtenant to said Unit, in "Anderson Street Estates", according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Anderson Street Estates Manchester, Iowa, recorded in Book 2005, Page 3520; same being located on Lots Two (2) and Three (3) of Tibbott's First Addition, A Subdivision Of Part Of Lot 5 of The Subdivision Of The SW¼ And The S ½ Of The NW ¼ of Section 28, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 54.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: Nov 14, 2019.

Joyce A. Edmonds Exec
Joyce A. Edmonds

Bruce A Knipper Exec.
Bruce A. Knipper

As Executors in the above entitled estate or cause.

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STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on Nov 14, 2019, by Joyce A. Edmonds as Executor of Vanita T. Knipper .

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on Nov 14, 2019, by Bruce A. Knipper as Executor of Vanita T. Knipper.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

Signature of Notary Public