Book 2020 Page 3014

Document 2020 3014 Type 03 004 Pages 1
Date 9/03/2020 Time 10:26:22AM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $175.20
Rev Stamp# 371 DOV# 351

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARER: Nick Strittmatter 123 East First Street PO Box 229 Monticello,IA 52310 Ph 319-465-3531
TAX INFO: Keith E and Janice K. Tackett, 507 Andrew Street NE, Hopkinton, IA 52237
RETURN TO: Preparer

COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
FLORENCE I. FLANNAGAN, Deceased,
f.k.a. Florence I. Kenny
now pending in the Iowa District Court for Delaware County, Iowa, PROBATE NO. ESPR006237.

Pursuant to the authority and power vested in the undersigned, and in consideration of one dollar ($1.00) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby conveys to KEITH E. TACKETT and JANICE K. TACKETT, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Delaware County, Iowa:

The South one-half (S1/2) of Lot Thirty Five (35), and the South one-half (S1/2) of the East seven eighths (E7/8) of Lot Thirty Six (36), and that part of the alley abutting said property on the South, in J. T. Williamson's Addition to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 274.

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

Dated: September 1, 2020.

Karen Britt
KAREN BRITT, Executor of the Estate of Florence I. Flannagan, Deceased.

Kathryn Burns-Lesher
KATHRYN BURNS-LESHER, Executor of the Estate of Florence I. Flannagan, Deceased.

STATE OF IOWA, COUNTY OF ~~Jone~~ Delaware, §

On this 1st day of September, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared KAREN BRITT and KATHRYN BURNS-LESHER, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that such persons, as fiduciaries, executed the same as the voluntary act and deed of such persons and of such fiduciaries.

NOTARIAL SEAL IOWA
ANGELA M. McDONOUGH
Commission Number 770879
My Commission Expires
12-14-20

Angela M. McDonough
Notary Public