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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

CERTIFICATE OF CHANGE OF TITLE
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Nathaniel W. Schwickerath, 2069 170th St., New Hampton, IA 50659, Phone: (641) 394-5252

Taxpayer Information: (name and complete address)
Carol Ann Ankrom, 2275 110th Ave., Masonville, Iowa 50654

Return Document To: (name and complete address)
Nathaniel W. Schwickerath, 2069 170th St., New Hampton, IA 50659

Grantors:
Charles L. Ankrom Estate

Grantees:
Carol Ann Ankrom

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

IN THE IOWA DISTRICT COURT FOR DELAWARE COUNTY

IN THE MATTER OF THE ESTATE OF CHARLES L. ANKROM, DECEASED	)))))	CASE NO. ESPR006379 **CERTIFICATE OF CHANGE OF TITLE**

STATE OF IOWA, COUNTY OF DELAWARE, ss:

TO THE AUDITOR OF DELAWARE COUNTY, IOWA:

I hereby certify that the title to the real estate hereinafter described, has been changed to and/or established in Carol Ann Ankrom.

In accordance with the provisions of Section 558.66 of the Iowa Code, you shall enter the change of title upon the transfer books.

The legal description of the real estate herein is as follows:

This deed is exempt according to Iowa Code 428A.2(20).
SW/4 SE1/4 Section 6-88-6 Delaware Co, IA, desc as follows: Beg at the NW corner SW1/4 SE1/4 of said Section, thence S 89°50'50" E 1322.31 ft along N line of said SW1/4 SE1/4 to the NE corner thereof, thence S 0°10'10" E 1320.91 ft along the E line of said SW1/4 SE1/4 to the SE corner thereof, thence N 89°49'20" W 1317.44 ft along the S line of said SW1/4 SE1/4 to the SW corner thereof, thence N 0°23'00" W 1320.41 ft along the W line of said SW1/4 SE1/4 to the pt of beg

AND

SW1/4 SE1/4 Section 5-88-6; S1/2 SW1/4 Section 5-88-6 exc Parcel A part of the SW1/4 SW1/4 of said Section according to the plat recorded in Book 2010, page 2120; SE1/4 SE1/4 Section 6-88-6 exc that portion of the SE1/4 SE1/4 desc as comm at the NE corner of the SE1/4 SE1/4, thence W 300 ft along the line fence, thence S 160 ft, thence E 300 ft to the E line of said SE1/4 SE1/4, thence N along said E line 160 ft to the pt of beg; Delaware Co, IA

AND

That part of SW frl ¼ Section 6-88-6 desc as follows: Comm at the NW corner of SW frl ¼ of said Section, thence S 0°01'20" E 9.86 ft along the W line of said SW frl ¼, thence concave SEly 556 ft along a 57158 ft radius curve, tangent to the following course, thence S 89°10'00" E 1073.44 ft along the S right-of-way of US Highway 20 to the pt of beg, thence S 89°10'00" E 669.47 ft along the S right-of-way line of US Highway 20, thence S 0°23'00" E 2599.88 ft along the E line of said SW frl ¼ to the SE corner thereof, thence N 89°49'20" W 669.35 ft along the S line of said SW frl ¼, thence N 0°23'00" W 2607.56 ft to the pt of beg

AND

Lot 1 North Oak Subdivision being a subdivision of the SE1/4 NE1/4 and part of the SW1/4 NE1/4 of Section 20-89-5, in the City of Manchester, Delaware Co, IA according to plat recorded in Book 1999, page 126

Change of Title to the above-described real estate was made as follows:

Pursuant to Section 633.480 after entry of the Order Approving Final Report herein dated November 12, 2020

IN TESTIMONY WHEREOF, I have attached my official signature and affixed my official seal, on the 16th day of November 2020

Lenny Enrich

Clerk District Court