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Document 2021 975 Type 03 004 Pages 3
Date 3/18/2021 Time 3:49:17PM
Rec Amt $17.00 Aud Amt $25.00

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:
Douglas D. Wilson, 2921 220th Avenue, Delhi, Iowa 52223

Return Document To:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:
Mahlon H. Wilson Estate

Grantees:
Angela Nadine Ann Wilson

Legal Description: See Page 3

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

THE ESTATE OF
MAHLON H. WILSON, DECEASED

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006455

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 Angela Nadine Ann Wilson the following described real estate in Delaware County, Iowa:

An undivided 1/12 interest in and to the following described real estate:

See attached legal description.

Subject however to a life estate to Ann M. Wilson-Grant. During the period of said life estate the life tenant is required to pay the cost of all real estate taxes and insurance to properly insure the premises as well as the cost of any repairs to the premises.

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 neutral gender, according to the context.

Dated: 3/2/2021.

Douglas D. Wilson
As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on 3/2/2021, by Douglas D. Wilson as Executor of Mahlon H. Wilson Estate.

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

Signature of Notary Public

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LEGAL DESCRIPTION
Mahlon H. Wilson Estate

PARCEL NO. 1
SW ¼ of the SE ¼ of Sec. 31, and the S 18 acres of the SW fractional ¼ and all S of the road of the E 1/3 of the N 7/8 of the E ½ of the SW fractional ¼ of Sec. 31, all in Twp. 88 North, Range 4. W of the 5th P.M; W ½ NE ¼, N ½ NWfr¼ and the W 40 acres of the S ½ of the NW ¼ all in Sec. 6, Twp. 87 North, Range 4, W of the 5th P.M.

PARCEL NO. 2
The East 18 2/3 acres of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), and the South one-third of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼), all in Section One (1), and the East one-half (E½) of the Northeast Quarter (NE¼), except Parcel A, Part of the NE ¼ - NE ¼, Section 12, Township Eighty Seven North (T87N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 1321 of the records of the Delaware County Recorder and the East one-fourth (E¼) of the West one-half (W½) of the Northeast Quarter (NE¼), all in Section Twelve (12); all of the foregoing in Township Eighty Seven (87) North, Range Five (5), West of the 5th P.M. subject to highways and easements of record, Delaware County, Iowa.

PARCEL NO. 3
S ½ of the SE ¼ of the SE ¼ of Sec. 36, Twp. 88 North, Range 5, W of the 5th P.M.; and The Northeast fractional ¼ of the Northeast ¼ of Section 1, T87N, R5W of the 5th P.M., Delaware County, Iowa, except the North 280 feet of the South 820 feet of the East 360 feet of the said Northeast ¼ of the Northeast ¼ of Section 1.