



Document 2012 2963

Book 2012 Page 2963 Type 03 010 Pages 3

Date 10/03/2012 Time 10:12 AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓  
ANNO ✓  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**ASSIGNMENT OF SELLER'S INTEREST  
IN REAL ESTATE CONTRACT AND CONVEYANCE**

Recorder's Cover Sheet

**Preparer Information:**

Joseph D. Thornton  
P.O. Box 249  
Council Bluffs, IA 51502-0249  
Telephone: (712) 328-1833

**Taxpayer Information:**

Cody and Sandy Miller  
105 West South Street  
Truro, IA 50251

*E*

**Return Address**

Joseph D. Thornton  
P.O. Box 249  
Council Bluffs, IA 51502-0249

**Grantors:**

Karen E. Hansen, Personal Representative of the  
Estate of Esther E. Neidt, Deceased

**Grantees:**

Karen E. Hansen  
Kathy Weidner

**Legal Description:** See Page 2

**Document or instrument number if applicable:** Book 2011, Page 2919

ASSIGNMENT OF SELLER'S INTEREST  
IN REAL ESTATE CONTRACT AND CONVEYANCE

FOR VALUE RECEIVED, Karen E. Hansen, Personal Representative of the Estate of Esther E. Neidt, Deceased ("Assignor") do hereby sell, assign and convey to Karen E. Hansen and Kathy Weidner, as tenants-in-common ("Assignees") all of Seller's right, title and interest, including all moneys due or to be due Assignor thereunder, in and to a certain Real Estate Contract and the real property described therein, situated in Madison County, Iowa, to-wit:

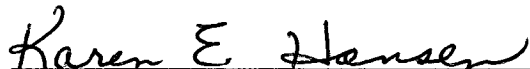
Lots One (1) and Two (2), in Block One (1), of HULL'S ADDITION to the Town of Truro, Madison County, Iowa;

locally known as 105 West South Street, Truro, IA 50251;

said Contract being by and between Esther E. Neidt, a single person, as Seller, and Cody Miller and Sandy Miller, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, as Buyers, which Contract is dated October 25, 2011, and is recorded November 1, 2011 in Book 2011, Page 2919, of the records of Madison County, Iowa. Assignor covenants with the Assignees that Assignor's interest in said Contract and property is free and clear of all liens, taxes and encumbrances whatsoever, and covenants to warrant and defend the title to said premises against the lawful claims of all persons whomsoever, claiming, by, through or under Assignor.

This Conveyance is exempt from real estate transfer tax pursuant to Iowa Code § 428A.2(20) - Distribution of Assets to Heirs at Law or Devisees Under a Will. No Declaration of Value Statement required - Exemption No. 19.

Dated this 1st day of October, 2012.

  
\_\_\_\_\_  
Karen E. Hansen, Personal Representative of  
the Estate of Esther E. Neidt, Deceased

STATE OF IOWA )  
 ) ss:  
COUNTY OF POTTAWATTAMIE )

This instrument was acknowledged before me on October 1, 2012, by  
Karen E. Hansen, as Personal Representative of the Estate of Esther E. Neidt, Deceased.

  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

(SEAL)

My Commission Expires: 2/22/14

