



Document 2014 803

Book 2014 Page 803 Type 06 017 Pages 4
Date 4/08/2014 Time 8:04 AM
Rec Amt \$22.00

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CERTIFICATE OF APPOINTMENT AND AUTHORITY
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

✓ **Return Address**

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

Grantors:

See Page Two

Grantees:

See Page Two

Legal Description: Lots One (1) and Two (2), in Bock One (1), of HULL'S ADDITION to the Town of Truro, Madison County, Iowa.

Document or instrument number if applicable: Book 2012, Page 2963

CERTIFICATE OF APPOINTMENT AND AUTHORITY

The undersigned hereby certifies that the attached Registrar's Statement of Informal Probate and Letters of Personal Representative are true and correct copies of the Documents issued by the County Court of Sarpy County, Nebraska in the Matter of the Estate of Esther E. Neidt, Deceased, Case No. PR12-96, on April 19, 2012. The undersigned further certifies that as of October 1, 2012, Karen E. Hansen had not been discharged as Personal Representative of the Estate of Esther E. Neidt.

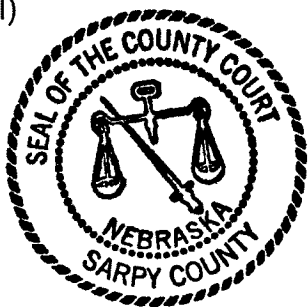
This Certificate is made in compliance with the provisions of Iowa Code Section 633.145 concerning the title to the property described on Page 1 of this Certificate and the Assignment of Seller's Interest in Real Estate Contract and Conveyance, dated October 1, 2012 and filed October 3, 2012 in Book 2012 at Page 2963 in the Office of the Recorder of Madison County, Iowa.

Dated this 20th day of March, 2014.



Signature of County Clerk/Registrar

(Seal)



COPY

IN THE COUNTY COURT OF SARPY COUNTY, NEBRASKA

IN THE MATTER OF
THE ESTATE OF
ESTHER E. NEIDT, Deceased.

Date of Death: March 13, 2012

No. PR 12-96

REGISTRAR'S STATEMENT OF
INFORMAL PROBATE

FILED BY THE CLERK
SARPY COUNTY COURT
12 APR 19 PM 12:33

Upon consideration of the Application for Informal Probate of Will and Informal Appointment of Personal Representative, the undersigned Registrar finds that:

1. The Application is complete.
2. The Applicant has made oath or affirmation that the statements contained in the Application are true to the best of the Applicant's knowledge and belief.
3. The Applicant appears to be an interested person as defined in Nebraska Probate Code Section 30-2209(21).
4. On the basis of statements in the Application, venue is proper.
5. An original, duly executed and apparently unrevoked Will dated June 15, 2001 is in this Registrar's possession.
6. Any Notice required by Nebraska Probate Code Section 30-2413 has been given, and the Application is not within Nebraska Probate Code Section 30-2417 relating to a series of unrevoked wills.
7. At least 120 hours have expired since the Decedent's death.

WHEREFORE, the undersigned Registrar does hereby:

- A. Issue a Statement of Informal Probate of the foregoing instrument, which is hereby declared to be valid by this Statement of Informal Probate.
- B. Appoint Karen E. Hansen as Personal Representative of the Decedent's estate in unsupervised administration, and Letters shall be issued to the Personal Representative to serve without bond.

Dated: April 19th, 2012.



Signature of Registrar

FILED
APR 19 2012
CLERK OF SARPY
COUNTY COURT
DISTRICT TWO

IN THE COUNTY COURT OF SARPY COUNTY, NEBRASKA

IN THE MATTER OF
THE ESTATE OF
ESTHER E. NEIDT, Deceased.

No. PR 12-96

LETTERS OF PERSONAL
REPRESENTATIVE

Date of Death: March 13, 2012

THE STATE OF NEBRASKA

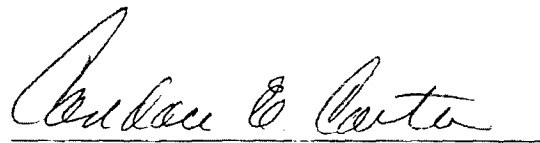
KNOW ALL MEN BY THESE PRESENTS:

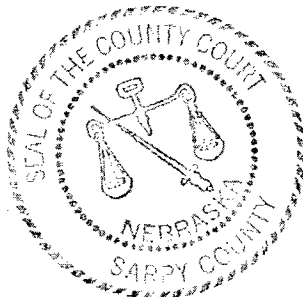
WHEREAS, on April 19th, 2012, Karen E. Hansen was appointed and qualified as Personal Representative of the above-named Decedent by this Court or its Registrar, with all the authority granted to a Personal Representative by law;

NOW, THEREFORE, these Letters are issued as evidence of such appointment and qualifications and authority of Karen E. Hansen to do and perform all acts which may be authorized by law.

WITNESS, the signature of a Judge/the Registrar of this Court, and the seal of this Court, on the 19th day of April, 2012.

(S E A L)


Signature of County Judge/Registrar

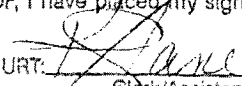


CERTIFICATION

STATE OF NEBRASKA)
COUNTY OF SARPY) ss.

I, Clerk/Assistant Clerk, of the Sarpy County Court, certify this document consisting of _____ page(s), to be a full, true and correct copy of the original record on file in the Sarpy County Court.

IN TESTIMONY THEREOF, I have placed my signature and the seal of said court.

DATE _____ BY THE COURT: 
Clerk/Assistant Clerk