

STATE OF IOWA, } ss.
Pottawattamie County, }

In the District Court of said County, in the matter
of the Estate of Carl F. Rodwell,
Deceased. #4993

To the County Auditor of Pottawattamie County, Iowa:

I hereby certify that the title to the real estate hereinafter described, has been changed and established in (1) (a) Theresa Mabyn Rodwell, for her life's use, with remainder at
Rodwell and after her death to decedent's son, Darrell Rodwell, (b) Darrell
and in accordance with the provision of Section 333.15, Code of 1954, you are therefore authorized, on payment of transfer fee of fifty cents, to enter the same upon the transfer books as provided for in the transfer of deeds.

The description of the real estate hereinabove referred to, is as follows:

(2) (a) "Lot 12 and E $\frac{1}{2}$ of 13 in Block 13 in Town of Oakland, Iowa, as well as
The fractional SE $\frac{1}{4}$ of Section 22, Township 76 North, Range 39, West of the 5th
P.M. in Pottawattamie County"

(b) "Lot 33, Aud. Subdivision SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 12, Township 75 North,
Range 40, west of the 5th P.M., Town of Oakland, and An undivided one-half in-
terest in and to S $\frac{1}{2}$ SE $\frac{1}{4}$, Section 10, and N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, Township 75 N.,
Range 40, West of the 5th P.M. in Pottawattamie County, Iowa"

in Pottawattamie County, Iowa.

The change of title to the above described real estate was made as follows:

(3) Par. 6. I give, devise and bequeath unto my wife Theressa Mabyn Rodwell,
a life estate to the property in which I am now living, located on Linden Street
in the Town of Oakland, it being more particularly described as Lot 12, and the
East Half of Lot 13, Block 13, in the Town of Oakland, Iowa, and at her death,
title to said real estate shall pass to my son, Darrell Rodwell, in fee simple.
Par. 7. I give, devise and bequeath unto my wife Theressa Mabyn Rodwell, a life
estate in the Fractional South-east Quarter of Section 22, Township 76 North,
Range 39 West, in Pottawattamie County, Iowa, and at her death title shall pass
to my son, Darrell Rodwell, to be his own in fee simple.
Par. 8. I give, devise and bequeath unto my son, Darrell Rodwell, all of my
right title and interest in Lot 33, Auditor's Subdivision of the South-east
Quarter of the South-west Quarter of Section 12, Township 75, Range 40, in the
Town of Oakland, Pottawattamie County, Iowa, to be his own in fee simple.
Par. 9. I give, devise and bequeath unto my son, Darrell Rodwell, all of my
undivided one-half interest in the South Half of the South-east Quarter of Sec-
tion 10, and the North Half of the Northeast Quarter of Section 15, Township 75,
Range 40, in Pottawattamie County, Iowa, to be his own in fee simple.

In Testimony Whereof, I have hereunto attached my official signature and affixed the
seal of said Court on this 6th day of February A. D. 1969.

WILLIAM L. SWEETMAN
Clerk District Court.

By Sandra Randall
Deputy.

(1). Give full name of person in whose name the title is established.

(2). Give full description of the real estate.

(3). Show how the change of title was made; if by will, give name of testator and action of court thereon
(with dates), and if by decree of Court, state the title of the action, giving dates and a brief synopsis of the decree.

✓ 306 750

CHANGE OF TITLE

Carl Rodwell
TO

Charles Rodwell ET/AL

Entered for Taxation this 13th

day of March A. D. 1969.

A. W. Baumgardner
Auditor.

By A. W.
Deputy.

P. O. BOX 67
CITIZENS BANK BUILDING
OAKLAND, IOWA 51560

KEITH E. BURGETT
ATTORNEY AT LAW

TELEPHONE
(712) 482-3441

May 13, 1975

Douglas D. Primmer
Pottawattamie County Auditor
P.O. Box 649
Council Bluffs, Iowa 51501

Re: Warranty Deed transferred to Raymond and Mary
Galitz

Dear Mr. Primmer:

I have your letter of May 8, 1975, directed to
Darrell M. Rodwell, concerning the recording of
a Warranty Deed to Raymond and Mary Galitz on land
described as Lot 12 and the East half of Lot 13
in Block 13, Oakland, Pottawattamie County, Iowa.

The Abstract of Title discloses that Teresa Mabyn
Rodwell had the life use of this property with the
remainder interest to Darrell M. Rodwell.

I personally know that Teresa Rodwell is deceased
as I handled her estate and that the remainderman
would now be the owner in fee simple (Darrell M.
Rodwell) and accordingly, would be entitled to
convey the real estate by Warranty Deed. Teresa
Mabyn Rodwell's estate was probated in Avoca,
Pottawattamie County, Iowa. Therefore, please
transfer the property pursuant to the Warranty Deed
conveying the same from Rodwell to Galitz.

*Please send
Probate #*
KEB/cas

Very truly yours,

Keith E. Burgett
Keith E. Burgett

cc: Mr. and Mrs. Raymond Galitz, Macedonia, Iowa 51549
Niemann Real Estate, Oakland, Iowa 51560