

IN THE IOWA DISTRICT COURT

Pottawattamie COUNTY, IOWA

STATE OF IOWA,

In the Matter of Estate of

Pottawattamie

County,

ss.

JUANITA L. COOPER, Deceased

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)
 Charles H. Cooper

and in accordance with the provisions of Section 558.66, of the Code, of the State of Iowa, you are therefore required on payment of a transfer fee of _____, 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)

ITEM (Description)

Real estate situated in Pottawattamie County, State of Iowa, legally described as follows, to-wit:

1-377C
 1-371
 4412
 WWSW

That part of Lot 3, Auditor's Subdivision of NE 1/4 SE 1/4 of Section 6; and that part of Lot 2, Auditor's Subdivision of NW 1/4 SW 1/4 of Section 5, Township 74, Range 43; described as follows: Commencing at a point on easterly line of Madison Avenue at a point 12.37 chains, East and South 11° 42' East 209.5 feet, from NW corner of said NE 1/4 SE 1/4 of Section 6, and from said commencement point running along the East line of Madison Avenue, South 11° 42' East 594.4 feet or to the right of way of Chicago Great Western Railroad Company, thence north-easterly along the northwesterly line of said right of way 493.7 feet to westerly line of right of way of Chicago Rock Island & Pacific Railroad Company, thence northeasterly along said right of way 313.5 feet, thence West in a direct line 598.3 feet to place of beginning, excepting therefrom the following described tract of land:-Commencing at a point on easterly line of Madison Avenue at a point which is 256 feet northerly from the northerly line of the right of way of Chicago Great Western Railroad Company and running thence southerly to northerly line of said Railroad right of way, thence northeasterly along said right of way to its intersection with the West line of right of way of Chicago Rock Island and Pacific Railroad Company, thence westerly in a direct line 432 feet, more or less, to place of beginning, all in Pottawattamie County, Iowa, except that portion thereof deeded to the State of Iowa on January 31, 1967, by Warranty Deed filed on February 2, 1967, in the Office of the Pottawattamie County Recorder, Book 1432, Page 209, and more fully described as follows, to-wit:

A parcel of land located in Lot 3, Auditor's Subdivision of the NE 1/4 SE 1/4 of Section 6, T74N, R43W of the 5th P.M., Pottawattamie County, Iowa, lying on both sides of part of the

and in accordance with the provisions of Section 558.66, of the Code, of the State of Iowa, you are therefore required on payment of a transfer fee of _____, 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: (?)

ITEM (Description)

Real estate situated in Pottawattamie County, State of Iowa, legally described as follows, to-wit:

1-377C
1-3771
4442
W.W.O.W.
That part of Lot 3, Auditor's Subdivision of NE 1/4 SE 1/4 of Section 6; and that part of Lot 2, Auditor's Subdivision of NW 1/4 SW 1/4 of Section 5, Township 74, Range 43; described as follows: Commencing at a point on easterly line of Madison Avenue at a point 12.37 chains, East and South 11° 42' East 209.5 feet, from NW corner of said NE 1/4 SE 1/4 of Section 6, and from said commencement point running along the East line of Madison Avenue, South 11° 42' East 594.4 feet or to the right of way of Chicago Great Western Railroad Company, thence northeasterly along the northwesterly line of said right of way 493.7 feet to westerly line of right of way of Chicago Rock Island & Pacific Railroad Company, thence northeasterly along said right of way 313.5 feet, thence West in a direct line 598.3 feet to place of beginning, excepting therefrom the following described tract of land:-Commencing at a point on easterly line of Madison Avenue at a point which is 256 feet northerly from the northerly line of the right of way of Chicago Great Western Railroad Company and running thence southerly to northerly line of said Railroad right of way, thence northeasterly along said right of way to its intersection with the West line of right of way of Chicago Rock Island and Pacific Railroad Company, thence westerly in a direct line 432 feet, more or less, to place of beginning, all in Pottawattamie County, Iowa, except that portion thereof deeded to the State of Iowa on January 31, 1967, by Warranty Deed filed on February 2, 1967, in the Office of the Pottawattamie County Recorder, Book 1432, Page 209, and more fully described as follows, to-wit:

A parcel of land located in Lot 3, Auditor's Subdivision of the NE 1/4 SE 1/4 of Section 6, T74N, R43W of the 5th P.M., Pottawattamie County, Iowa, lying on both sides of part of the following described centerline of the Relocated County Road, as shown on Official plans for Project I-IG-80(3)00--04-78.

The centerline, designated by station points 100 feet apart, numbered consecutively from Southerly to Northeasterly, is described as follows:

(CONTINUED ON PAGE 2, SCHEDULE E)

Commencing at the E 1/4 Corner of said Section 6, thence North 584.44 ft. along the East line of said Section 6, thence N85°43 1/2' E 293.33 ft. to Station 3057+74.24, the Point of Beginning, thence S30°43 1/2' W 147.56 ft. to Station 3056+26.58, thence Southwesterly 252.54 ft. along a 764.0 ft. radius curve, concave Northwesterly and tangent to the preceding and following courses, to Station 3053+74.14, thence S49°40' W 534.53 ft. to Station 3048+39.61, thence Southerly 364.31 ft. along a 358.13 ft. radius curve, concave Easterly and tangent to the preceding course, to Station 3044+75.30.

Said parcel is described as follows: All that part of said Lot 3, that lies westerly of a line beginning at a point 33 ft. normally distant easterly from Sta. 3044+75.3, a point on the easterly line of Madison Avenue, thence to a point 33 ft. radially distant easterly from centerline, on the south line of the north 209.5 ft. (measured along the east line of Madison Avenue) of said Lot 3, thence along said south line of the north 209.5 ft. of Lot 3, to the easterly line of Madison Avenue.

Note: The East line of the NE 1/4 of said Section 6 is assumed to bear due North and South.

Title is in C. H. Cooper and Juanita L. Cooper, husband and wife, as joint tenants and not as tenants in common, with full right of the survivor to take the whole title and right of both in fee simple and absolutely.

The above described real estate assessed by the Pottawattamie County Assessor for tax purposes for the year 1971 at \$2,600.00

Estimated Value (1971)---\$20,000.00

in Pottawattamie County, Iowa.

The change of title to the above described real estate was made as follows: (1)

Section 633.481 of Probate Code

IN TESTIMONY WHEREOF, I have hereunto attached my official signature and
affixed my official seal, on this 10th day of September, 19 75.

DONALD J. DIWOKY

Clerk District Court.

By

Margaret M. Larsen

Deputy.

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

1st 02101

CHANGE OF TITLE

Quarante d. Carper
TO

Paul H. Carper

Filed in my office *Sep 12*

1925, at *2* o'clock *P. M.*

Doyle O'Brien
County Auditor

of *Butt* County, Iowa.

Entered for Taxation this *12*

day of *Sept* A. D. 19*25*

Doyle O'Brien
Auditor.

By *Doyle O'Brien*
Deputy.

Section 606.14. Change in Title.—Certification. Where the title of any real estate is finally established in any person or persons by judgment or decree of said court or of the judgment, decree, will, proceeding, or order in probate, the seal of the district court shall certify the same, under the seal of the county, and the county auditor of the county in which said land is located.

Paul H. Carper

DOYLE O. BROWN

1925