

## REPORT OF CHANGE OF TITLE, Made by Decree of Court or by Will

FORM 13926

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## IN THE IOWA DISTRICT COURT

Pottawattamie

COUNTY, IOWA

STATE OF IOWA,

In the Matter of Estate of

Pottawattamie

County

ss.

Hans R. Larsen, 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 (?)

Luella G. Larsen

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: (?)

a. Lease - Town of Neola, Iowa, lessor to H. R. Larsen, Lessee from July 1, 1962 to June 30, 2061 (99 years) at the agreed rental of Fifty Dollars (\$50.00) for the full term of the lease to use said premises for any purposes whatsoever, approved by the Town Council of Neola, Iowa, covering the following described premises, to-wit:

That part of Outlot 6 of the Town of Neola, Iowa, described as follows: The point of beginning shall be reached by commencing at the point of intersection of the Northerly line of Front Street with the Easterly line of Outlot 6 and thence Northerly along the Easterly line of said Outlot 6 a distance of 120 feet; thence Northerly 38 feet along the Easterly line of Outlot 6 from the point of beginning, thence in a Westerly direction parallel with the Northerly line of Front Street to a small creek, thence in a Southerly direction 38 feet along creek, thence Easterly to point of beginning, situated in Pottawattamie County, Iowa.

b. That part of Outlot 6, Town of Neola, Iowa, described as follows: Commencing at the point of intersection of the Northerly line of Front Street with the easterly line of said Outlot 6, thence northerly along the easterly line of said Outlot 6 a distance of 120 feet, thence in a westerly direction, parallel with the northerly line of Front Street to a small creek, thence in a southerly direction along said creek to the northerly line of Front Street, thence easterly along the northerly line of Front Street to the place of beginning, except a parcel of land located in part of Outlot 6, Town of Neola, Iowa, lying on the northeasterly side of part of the following described centerline of Primary Road No. 64, as shown on Official Plans for Project F-309. Said parcel is described as follows: Bounded on the west by a small north-south creek, running through said Outlot 6; on the south by the south line of said Outlot 6; on the east by the east line of said Outlot 6; on the north by a line beginning at a point 70 ft. radially distant northerly from centerline, on the north-south small creek running through said Outlot 6, thence concentric with centerline to a point 70 ft. radially distant northerly from Sta. 277+50, thence to a point 60 ft. radially distant northerly from Sta. 278+00, thence concentric with centerline to a point 60 ft. radially distant northerly from Sta. 276+60.7, which equals Sta. 278+63.6, thence to a point 60 ft. normally distant northerly from centerline, on the east line of said Outlot 6. Said parcel contains 0.1 acre, more or less, exclusive of the present established road.

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Luella G. Larsen

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Note: The north line of the NE $\frac{1}{4}$  of said Sec. 25 is assumed to bear due east and west.

Grantor hereby relinquishes all rights of direct access between Primary Road No. 64 and the grantor's remaining property adjacent thereto, reserving to the grantor a commercial entrance at Sta. 277+50 on the northwesterly side. This covenant shall run with the title to the land and shall be binding on the grantor, his heirs, successors and assigns.

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in Pottawattamie County, Iowa.

The change of title to the above described real estate was made as follows: (3)

U/W of the above named decedent-----

IN TESTIMONY WHEREOF, I have hereunto attached my official signature and  
affixed my official seal, on this 29th day of May, 19 75.

DONALD J. DIWOKY

Clerk District Court.

By Wayne M. Lawrence

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.

32 12059

CHANGE OF TITLE

Frank R. Jones

TO

Frank R. Jones

Filed in my office MAY 29 1975

19 at 4 o'clock P M

Frank R. Jones

County Auditor

of Beth County, Iowa.

Entered for Taxation this

MAY 29 1975 A. D. 19

Frank R. Jones

Auditor

By Dale A. Jones Deputy

Section 606.14. Change in Title.—Certification. Where the title of any real estate is finally established in any person or persons, the auditor of the county, after a review of the judgment, decree, will, proceeding, or order in probate, the seal of said court to the county auditor of the county in which said land is located.