

IN THE IOWA DISTRICT COURT

Pottawattamie COUNTY, IOWA

STATE OF IOWA,

In the Matter of Estate of

Pottawattamie

County

MELVIN ROBERT WINCHESTER, 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)

Evelyn Marie Winchester

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)

ALL PROPERTY HEREIN LISTED WAS HELD IN JOINT TENANCY WITH SURVIVING SPOUSE, EVELYN MARIE WINCHESTER, THUS ONLY HALF OF THE ACTUAL VALUE OF SAID PROPERTY IS LISTED:

1. Personal Residence & Rental House, Crescent, Pottawattamie County, Iowa, described as follows:

4 Lots 1, 2, 3 and 4 in Block 144 in the Town of Crescent City, Pottawattamie County, Iowa.

2. Rental House, Honey Creek, Pottawattamie County, Iowa described as follows: (See legal description attached hereto) Actual June 1974 Purchase Price

in 3. 58 Acres approximately, Honey Creek, Pottawattamie County, Iowa, described as follows: (See legal description attached hereto)

4. Real Estate Contract (Darrell M. Nielsen). (See attached sheet for legal description) Contract Balance \$24,000 approximately.

5. Real Estate Contract (Daniel E. Lewis) Property described as - Lot 19 and the South 29 Feet of Lot 20, all in Block 112, Town of Crescent City, Pottawattamie County, Iowa, also known as Rustic Inn, Crescent, Iowa, Contract Balance \$30,000 approximately.

2. Rental House, Honey Creek, Pottawattamie County, Iowa described as follows:

A tract of land in the NE1/4 SW1/4 of Section 24, Township 77 North, Range 44 West of the 5th P.M., described as follows: Commencing at the Northeast corner of said NE1/4 SW1/4, thence south along the east line of said Forty, 350 feet: thence West to the center line of the County Road running through said Forty; thence northerly along the center line of said County Road to the intersection of the north line of said Forty; thence East along the North line thereof to the place of beginning, subject to easements of record and right-of-ways of public roads, containing two (2) acres, more or less.

2. 58 Acres approximately, Honey Creek, Pottawattamie County,

described as - Lot 19 and the South 29 Feet of Lot 20, all in Block 112, Town of Crescent City, Pottawattamie County, Iowa, also known as Rustic Inn, Crescent, Iowa, Contract Balance \$30,000 approximately.

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A tract of land in the NE1/4 SW1/4 of Section 24, Township 77 North, Range 44 West of the 5th P.M., described as follows: Commencing at the Northeast corner of said NE1/4 SW1/4, thence south along the east line of said Forty, 350 feet: thence West to the center line of the County Road running through said Forty; thence northerly along the center line of said County Road to the intersection of the north line of said Forty; thence East along the North line thereof to the place of beginning, subject to easements of record and right-of-ways of public roads, containing two (2) acres, more or less.

3. 58 Acres approximately, Honey Creek, Pottawattamie County, Iowa, described as follows:

NE1/4 SW1/4 and part NW1/4 SE1/4, described as follows:-Commencing at center of Section 24, Township 77, Range 44, thence south on center line to 40 acre corner, 20 chains, more or less, thence East on 40 acre line 12.80 chains, thence North 15 3/4° West 20.77 chains, more or less, thence West 7.20 chains to place of beginning, all in Section 24, Township 77, Range 44.

4. Real Estate Contract (Darrell M. Nielsen). Legal description described as follows:

That part of the North half of the Northwest Quarter of the Northwest Quarter of Section 24, Township 77, Range 44, lying East of the Public Highway, described as follows: Beginning at the Northeast corner of said Northwest Quarter of Northwest Quarter of Section 24, running thence South 40 rods, thence West 16 rods 8 feet, thence in a Northwesterly direction 40 rods, 6 1/2 feet, thence East 29 rods 3 1/2 feet to place of beginning, subject to Public Roads as now established.

A part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 77, Range 44, described as follows: Beginning at a point 4.07 chains West of Northeast corner of South half of the Northwest Quarter of said Section 24, running thence due East to said Northeast corner of South half of Northwest Quarter of Northwest Quarter of said Section 24, thence due South 10 chains, thence West 1.53 chains and thence in a Northwesterly direction to the place of beginning.

Also a part of Southwest Quarter of the Northwest Quarter of Section 24, Township 77, Range 44 described as follows: Beginning at a point 1.53 chains West of the Northeast Corner of Southwest Quarter of Northwest Quarter of said Section 24, thence East to said Northeast corner of Southwest Quarter of Northwest Quarter of said Section 24, thence due South 8 chains and thence in a Northwesterly direction to the place of beginning, subject to Public Roads as now established.

East half of Northwest Quarter of Section 24, Township 77, Range 44, subject to Public Roads as now established. All said property located in Pottawattamie County, Iowa.

381-608

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Pottawattamie COUNTY, IOWA

STATE OF IOWA,

In the Matter of Estate of

Pottawattamie

County

} ss.

MELVIN ROBERT WINCHESTER, Deceased

TO THE COUNTY AUDITOR OF Pottawattamie

d in (1)

ed

is-

in Pottawattamie County, Iowa.

The change of title to the above described real estate was made as follows: (2).....

Section 450.22 and 450.44 of

Probate Code

IN TESTIMONY WHEREOF, I have hereunto attached my official signature and
affixed my official seal, on this 9th day of March, 19 76

DONALD J. DIWOKY

Clerk District Court.

By Mayoris 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.

100

TO

19-26, at 9 o'clock A.M.

County Auditor.

Figure 1

day of March, A. D. 1976

Auditor:

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 supreme court, or where title to real estate is changed by judgment, decree, will, proceeding, or order in probate, the clerk of the district court shall certify, the same, under the seal of said court, to the county auditor of the county in which said land is located.