

IN THE IOWA DISTRICT COURT

Pottawattamie COUNTY, IOWA

STATE OF IOWA, } In the Matter of Estate of
Pottawattamie County } ss. FLORENCE EVELYN RYAN a/k/a
Florence E. Ryan, 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 (?)
Clarence Bernard Ryan

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 trans-
fer of deeds.

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

REAL ESTATE CONTRACT - Franklin Prohaska and Letha A. Prohaska,
husband and wife, with

CLARENCE B. RYAN and FLORENCE E. RYAN, husband and
wife, as joint tenants and not as tenants in common,
with the full right of the survivor to take the whole
title in fee simple and absolutely

for purchase of Lot 1, except South 3 feet thereof,
Block 1, and the Southerly One-Half of a strip of
ground platted as an alley lying immediately North
of Block 1, Gunn's First Addition to City of
Council Bluffs, Iowa, abutting Lot 1 thereof, and
lying between the Easterly and Westerly lines of
said Lot 1 extended; and the Westerly One-Half of a
strip of ground platted as an alley lying East of
Block 1, Gunn's First Addition to City of Council Bluffs,
Iowa, extending from the South line of Lot 1, except
the South 3 feet thereof, extended and to the North
line of the Southerly One-Half of the vacated alley
on the North of Lot 1 above described, as extended,
all in Gunn's First Addition, Council Bluffs,
Pottawattamie County, Iowa.

Consideration - \$4,000.00 - 8-17-61
Balance Due - 11-26-66 - approximately \$2,000.00.
VALUE TO ESTATE -

REAL ESTATE - in name of CLARENCE B. RYAN and FLORENCE E. RYAN,
husband and wife, as joint tenants and not as tenants
in common, with right of the survivor to take the whole
title and right of both in fee simple and absolutely

legally described as -

Lot 2, and the South 3 feet of Lot 1, in Block 1, in
Gunn's First Addition to Council Bluffs, Iowa; AND

- (1) the Westerly one-half of that strip of ground platted
(2) as an alley running North and South in Block 1, Gunn's
First Addition to Council Bluffs, Iowa, abutting on
the Easterly line of the said Lot 2, and the South 3
(3) feet of Lot 1, in Block 1, in Gunn's First Addition to
dates), ( Council Bluffs, Iowa; AND

that parcel of land lying North of the South line of
the said Lot 2, in Block 1, in Gunn's First Addition to
Council Bluffs, Iowa, extended Westward, said parcel
abutting on the West line of said Lot 2, and being the

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(with

I hereby certify that the title to the real estate hereinafter described, has been changed and established in (1)

Clarence Bernard Ryan

and in accordance with the provisions of Section 558.06, 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: (?)

REAL ESTATE CONTRACT - Franklin Prohaska and Letha A. Prohaska, husband and wife, with

CLARENCE B. RYAN and FLORENCE E. RYAN, husband and wife, as joint tenants and not as tenants in common, with the full right of the survivor to take the whole title in fee simple and absolutely

for purchase of Lot 1, except South 3 feet thereof, Block 1, and the Southerly One-Half of a strip of ground platted as an alley lying immediately North of Block 1, Gunn's First Addition to City of Council Bluffs, Iowa, abutting Lot 1 thereof, and lying between the Easterly and Westerly lines of said Lot 1 extended; and the Westerly One-Half of a strip of ground platted as an alley lying East of Block 1, Gunn's First Addition to City of Council Bluffs, Iowa, extending from the South line of Lot 1, except the South 3 feet thereof, extended and to the North line of the Southerly One-Half of the vacated alley on the North of Lot 1 above described, as extended, all in Gunn's First Addition, Council Bluffs, Pottawattamie County, Iowa.

Consideration - \$4,000.00 - 8-17-61  
Balance Due - 11-26-66 - approximately \$2,000.00.

VALUE TO ESTATE -

REAL ESTATE - in name of CLARENCE B. RYAN and FLORENCE E. RYAN,

husband and wife, as joint tenants and not as tenants in common, with right of the survivor to take the whole title and right of both in fee simple and absolutely

legally described as -

Lot 2, and the South 3 feet of Lot 1, in Block 1, in Gunn's First Addition to Council Bluffs, Iowa; AND

- (1) the Westerly one-half of that strip of ground platted
  - (2) as an alley running North and South in Block 1, Gunn's First Addition to Council Bluffs, Iowa, abutting on the Easterly line of the said Lot 2, and the South 3
  - (3) feet of Lot 1, in Block 1, in Gunn's First Addition to
- dates), (with

Council Bluffs, Iowa; AND that parcel of land lying North of the South line of the said Lot 2, in Block 1, in Gunn's First Addition to Council Bluffs, Iowa, extended Westward, said parcel abutting on the West line of said Lot 2, and being the Northerly part of a parcel described in one certain Quit Claim Deed, found in Book 732, at Page 335, in the records of the Recorder of Pottawattamie County, Iowa.

Estimated Value - 11-26-66 - \$18,000.00

Subject to then mortgage to Council Bluffs Savings Bank, Council Bluffs, Iowa - Balance owing 11-26-66 approximately \$8,500.00.

VALUE TO ESTATE - \$9,500.00.

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..... 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 14th day of January, 1977.

DONALD J. DIWOKY

Clerk District Court.

By *Margaret M. Lauer*

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.

CHANGE OF TITLE

*Esther M. Campbell Spauld*

TO

*Charles Bernard Spauld*

Filed in my office *January 24*  
19 *17*, at *11* o'clock *A. M.*

*Richard D. Zimmerman*  
County Auditor  
of *Catawba* County, Iowa.

Entered for Taxation this *24*

day of *January*, A. D. 19 *17*

*Richard D. Zimmerman*  
Auditor.

By *M. D. Drake*  
Deputy.

Section 686. Change in Title.—Certification. Where the title of any real estate is finally established in any person or persons by a judgment of a court of record, or by the supreme court, or by the supreme court of appeals, or by the judgment, decree, will, proceeding, or order in probate, the same shall be certified to the county auditor of the county in which said land is located.