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NOTICE OF PUBLICATION - ESTATE OF MAE M. TOLLE

NOTICE OF PUBLICATION
To All Persons Interested in the Estate of Mae M. Tolle claiming any interest in the real estate described below:

The Southwest Quarter (SW1/4) of Section Nine (9), Township Ninety-six (96) North, Range Thirty-seven (37), West of the 5th P.M., Clay County, Iowa, EXCEPT the following described tracts:

Exception No. 1. The North 19.96 acres of said Southwest Quarter (SW1/4) of Section Nine (9), Township Ninety-six (96) North, Range Thirty-seven (37), West of the 5th P.M., Clay County, Iowa.

Exception No. 2. A parcel of land located in the SW1/4 of the SW1/4 of Section Nine (9), Township Ninety-six (96) North, Range Thirty-seven (37), West of the 5th P.M., Clay County, Iowa, described as follows: Beginning at a point on the south section line of said Section 9 and 808.0 ft. east of the southwest corner of Section 9, thence east on section line for 112.0 ft., thence north 259.0 ft., thence west 112.0 ft., thence south 259.0 ft., to point of beginning, containing 0.54 acres more or less exclusive of the public highway, which comprises the south 50.0 ft., of the above described land.

Exception No. 3. The South 435.6 feet of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Nine (9), heretofore subdivided.

Exception No. 4. A parcel of land located in the Southwest Quarter (SW1/4) of Section Nine (9), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa, assuming that the west line of the said SW1/4 is a true north to south line and described as follows: Commencing at the Southwest Corner of said Section 9; thence N 0o-00'E along the west line of the said SW1/4 626.00 feet to the point of beginning; thence N 0o-00'E along the west line of the SW1/4 184.00 feet; thence N90o-00'E 286.74 feet; thence S 0o-00'W 184.00 feet; thence S90o-00'W 286.74 feet to the point of beginning. The area of this parcel is 1.2112 acres, more or less including 0.2112 acres, more or less of county highway easement. EXCEPT the water, gravel and mineral rights in and to said land and, subject to all existing easement or restrictions of record.

AND EXCEPT
A parcel of land in the Southwest Quarter (SW1/4) of Section Nine (9), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa, described as Parcel A in a Plat of Survey prepared by James E. Thiesse, P.E. & L.S., dated May 2, 2008 and filed of record on May 7, 2008 as Document No. 2008-1311, in the Office of the Recorder of Clay County, Iowa.

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ty, Iowa, described as Parcel F in a Plat of Survey prepared by James E. Thiesse, P.E. & L.S., dated September 30, 2008 and filed of record on November 26, 2008 as Document No. 2008-3412, in the Office of the Recorder of Clay County, Iowa.

NOW KNOWN AS
A parcel of land in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Nine (9), Township Ninety-six (96) North, Range Thirty-seven (37) West of the Fifth Principal Meridian, Clay County, Iowa, described as Parcel G in a Plat of Survey prepared by James E. Thiesse, P.E. & L.S., dated September 30, 2008 and filed of record on November 26, 2008 as Document No. 2008-3412, in the Office of the Recorder of Clay County, Iowa.

You are hereby notified, pursuant to Iowa Code section 614.21(4), that the above-described real estate situated in Clay County, Iowa was the subject of a Real Estate Installment contract recorded September 14, 2011, as Document No. 2011-2703 in the Clay County recorder's office, where Mae M. Tolle and Robert S. Tolle were the vendors and John H. Christopherson and Kathy L. Christopherson were the vendees. The vendees are entitled to an immediate issuance of a deed in fulfillment of the above-described contract and are in physical possession of the property. This Notice is a Demand for such deed under Iowa Code Section 614.21(4). If the deed is not provided within forty-five (45) days of service, and no action to foreclose or forfeit the contract has then been commenced, the Vendees may file an affidavit showing service and compliance with this subsection whereupon the auditor shall correct the county records as provided in Section 558.67 to indicate that the rights of the Vendors have vested in the Vendees.

Dated this 5th of September, 2025.

/s/ Dalton J. Kidd
Dalton J. Kidd AT0010964
Kidd Law Firm, PLLC
584 Hwy 71 S., Ste. D
PO Box 807
Arnolds Park, IA 51331
Telephone: (712) 336-3419
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ATTORNEY FOR VENDEES
#291

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