



Document 2020 1129

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Date 4/02/2020 Time 1:47:59PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$72.00
Rev Stamp# 100 DOV# 100

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$45,500

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2367RTE)

Return To: Zachery Hutton, 1208 Stephens Court, Indianola, IA 50125

Taxpayer Information: Zachery Hutton, 1208 Stephens Court, Indianola, IA 50125

COURT OFFICER DEED

¹/₂ Estate of Patricia Nehring

Probate No. ESPR013122

now pending in the Iowa District Court in and for Madison County.

Pursuant to the authority and power vested in the undersigned, and in consideration of One (\$1.00) Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to **Zachery Hutton and Sierra Hutton, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

All that part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the NE 1/4 NW 1/4 of said Section 23, thence North 00°02'57" East, along the West line of the NE 1/4 NW 1/4 of said Section 23, a distance of 917.34 feet; thence South 37°15'10" East, a distance of 408.68 feet; thence South 30°50'28" East, a distance of 202.23 feet; thence South 59°12'45" East, a distance of 179.33 feet; thence South 43°43'05" East, a distance of 135.40 feet; thence South 09°29'24" West, a distance of 184.83 feet, to a point on the South line of the NE 1/4 NW 1/4 of said Section 23; thence South 85°19'59" West, along said South Line of the NE 1/4 NW 1/4, a distance of 570.90 feet to the Point of Beginning, and containing 7.01 acres of land, more or less, including 1.18 acres of road right of way.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

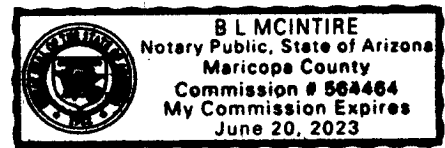
Dated: 3/26/20

Stephen Nehring Co-Executor
Stephen Nehring, Co-Executor

STATE OF ARIZONA)
) ss:
COUNTY OF MARICOPA)

On this 26 day of MARCH, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Stephen Nehring as Co-Executor of the Estate of Patricia Nehring to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

[Signature]
Notary Public in and for said State



Dated: 3/30/20

Christopher Nehring
Christopher Nehring, Co-Executor

STATE OF Ohio

COUNTY OF Madison ss:

On this 30 day of March, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Christopher Nehring as Co-Executor of the Estate of Patricia Nehring to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

[Signature]
Notary Public in and for said State

