



Document 2020 1183

Book 2020 Page 1183 Type 03 004 Pages 4

Date 4/08/2020 Time 9:42:52AM

Rec Amt \$22.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$456.80 ANNO

Rev Stamp# 108 DOV# 108 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



COURT OFFICER DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

\$286,000

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Patrick Cook and Raye Cook, 1810 210th Street, Winterset, IA 50273

Return Document To: (Name and complete address)

Patrick Cook and Raye Cook, 1810 210th Street, Winterset, IA 50273

Grantors:

Raymond Nuzum Estate

Grantees:

Patrick Cook

Raye Cook

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
RAYMOND NUZUM

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

Case No. ESPR013066

Pursuant to the authority and power vested in the undersigned, and in consideration of \$286,000.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Patrick Cook and Raye Cook, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:

See description attached

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

Dated: April 8, 2020

By [Signature] Title Russell Nuzum

By _____ Title _____

As _____ *in the above entitled estate or cause. As Executor _____ *in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver Acknowledgment for Individuals

Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF MADISON

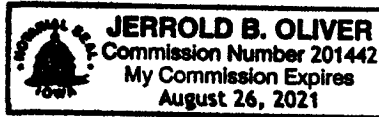
This record was acknowledged before me on April 8, 2020

by Russell Nuzum

as Executor

of Raymond Nuzum Estate

Jerrold B. Oliver
Signature of Notary Public



STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

Signature of Notary Public

Acknowledgment for Corporations

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

on behalf of said corporation as fiduciary

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

on behalf of said corporation as fiduciary

Signature of Notary Public

The East 53-1/3 rods of the South 120 rods of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying North of Middle River, AND EXCEPT that part of Parcel "F" located therein, as shown in Plat of Survey filed in Book 3, Page 622 on August 30, 2000 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT that part of Parcel "E" located therein, as shown in Plat of Survey filed in Book 3, Page 624 on August 30, 2000 in the Office of the Recorder of Madison County, Iowa; AND the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of said Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract commencing at the Northeast corner thereof, running thence South 35.63 rods, thence West 19 rods, thence North 14.38 rods, thence West to the West line of said fractional 40-acre tract, thence North 21.25 rods to the Northwest corner thereof, thence East to the place of beginning,