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INDX

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SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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

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)

Roslea Johnson, 4785 NW 50th Street, Des Moines, IA 50310

✓ **Return Document To:** (Name and complete address)

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Grantors:

Estate of Robert C. Johnson

Grantees:

Roslea Johnson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
ROBERT C. JOHNSON

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

Case No. ESPR076357

Pursuant to the authority and power vested in the undersigned, and in consideration of \$1 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Roslea Johnson

the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(20). 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: 6-23-2020

By Roslea Johnson Title Roslea Johnson

By Title

As *in the As Administrator *in the above entitled estate or cause. 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 Polk

This record was acknowledged before me on 6/23/2020,

by Roslea Johnson

as Administrator

of Robert C. Johnson Estate



Amy M Underhill
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

LEGAL DESCRIPTION

An undivided one-half interest in and to all of the following described real estate:

All of Blocks Seventeen (17), Eighteen (18) and Nineteen (19) of the Original Town of Peru, Madison County, Iowa, and the vacated streets adjacent thereto.

AND

The East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The West 10 Chains of the South 4.10 Chains of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract of land located therein and more particularly described as follows, to-wit: Commencing at the Southwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Three (3), thence East 40 feet, thence North 3 rods and 11 $\frac{1}{2}$ feet, thence East 20 feet, thence North 12 rods and 11.6 feet, thence West 60 feet, thence South to the point of beginning.

AND

The Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** all that part of a tract of land located therein and more particularly described as follows, to-wit: Commencing at a point 677.25 feet North of the Southwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Three (3), thence East 180.0 feet, thence North 50° East, 331.0 feet, thence North 44°57' West, 974.4 feet along the center of the public highway, thence North 88°03' West, 333.7 feet, thence South 2°07' West, 603.0 feet, thence South 6°44' East, 534.0 feet, thence North 88°37' East, 360.1 feet, thence North 0°18' West 97.2 feet, thence North 89°27' East, 195.3 feet, thence North 0°51' West, 130.0 feet to the place of beginning, containing 17.66 acres more or less; **AND EXCEPT** all that part thereof used or conveyed for cemetery purposes.

AND

That part of Parcel "G" located in the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2018, Page 4029 on December 10, 2018, in the Office of the Recorder of Madison County, Iowa, lying South of the middle of the County Road running through said Parcel "G".

AND

Parcel "E" located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and in the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 9.18 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 4029 on December 10, 2018, in the Office of the Recorder of Madison County, Iowa.

AND

The Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the West 264 feet of the South 660 feet thereof; **AND EXCEPT** a tract of land located therein and more particularly described as follows, to-wit: Commencing at a point 16 rods East of the Southwest Corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Ten (10), thence East on the South line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Ten (10), 19 rods and 4.6 feet, thence North 38° West 15 rods and 6.5 feet, thence North 15 rods and 10 feet, thence North $49^{\circ}45'$ East 18 rods and 16.2 feet to a point intersecting the North line of the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Ten (10), thence West on said North line 24 rods and 4.6 feet, thence South 40 rods to the point of beginning, containing in all 3.38 acres, more or less.

AND

A tract of land located in the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at the Northeast corner of the Northwest Quarter ($\frac{1}{4}$) of said Section Ten (10), running thence South 40 rods, thence West 96 rods, thence North 40 rods, thence East 96 rods to the place of beginning.

AND

All that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying South and West of the public highway running through the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Two (2); **EXCEPT** a tract of land located therein and more particularly described as follows, to-wit: Commencing at the Southwest corner of said Section Two (2), and running thence North 580 feet, thence East 166.3 feet, thence South, 52°47' East, 522 feet to the Point of Beginning, running thence South, 48°33' West, 99 feet, thence South, 21°23' West, to the South line of said Section Two (2), thence East along the South line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Two (2) to the public highway, thence in a Northwesterly direction along said highway to the place of beginning.

AND

All that part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying South and West of the public highway running through the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Three (3); **EXCEPT** all that part of a tract of land located therein and more particularly described as follows, to-wit: Commencing at a point 677.25 feet North of the Southwest corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Three (3), thence East 180.0 feet, thence North 50° East, 331.0 feet, thence North 44°57' West, 974.4 feet along the center of the public highway, thence North 88°03' West, 333.7 feet, thence South 2°07' West, 603.0 feet, thence South 6°44' East, 534.0 feet, thence North 88°37' East, 360.1 feet, thence North 0°18' West 97.2 feet, thence North 89°27' East, 195.3 feet, thence North 0°51' West, 130.0 feet to the place of beginning, containing 17.66 acres more or less; **AND EXCEPT** all that part thereof used or conveyed for cemetery purposes.

AND

All that part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North and West of the public highway running through said Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Ten (10).