

**BK: 2020 PG: 293**  
**Recorded: 1/28/2020 at 10:50:31.0 AM**  
**Pages 3**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**COURT OFFICER DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Kathleen K. Law, 700 Walnut suite 1600, Des Moines, Iowa 50309, Phone: (515) 283-3116

**Taxpayer Information:** (name and complete address)

Mark D. Nelson, 1406 Quincy Lane, Charleston, WV 25314

**Return Document To:** (name and complete address)

Jay P. Syverson, 700 Walnut St., Suite 1600, Des Moines, IA 50309 (515) 645-5510

**Grantors:**

Estate of Noel Rondo Nelson, Deceased

**Grantees:**

Mark D. Nelson, Amber Nelson, Scott Nelson and Blaine Nelson

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## COURT OFFICER DEED

In the Matter of the Estate of Noel Rondo Nelson, Deceased

Now pending in the Iowa District Court in and for Madison County. Case No. ESPR013017

Pursuant to the authority and power vested in the undersigned, and in consideration of ONE Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Mark D. Nelson, Amber Nelson, Scott Nelson, and Blaine Nelson, the following described real estate in Madison County, Iowa:

UNDIVIDED  $\frac{1}{2}$  INTEREST IN AND TO THE Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ), except the East 1,318 feet of the North 796 feet thereof, and the North one-fourth (N  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) and the West six (6) acres of the South Half (S  $\frac{1}{2}$ ) of the North Half (N  $\frac{1}{2}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) and the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ), except therefrom the following described tract of land;


Commencing at the Northwest corner of said 40-acre tract, running thence East 31.3 rods, thence South 19 rods, thence in a Southwesterly direction with the West side of the road to a point 8 rods East of the Southwest corner of said 40 acre tract, thence West to the Southwest corner of said 40-acre tract, thence North to the place of beginning, containing 9.57 acres more or less, and also the East three-fourths (E  $\frac{3}{4}$ ) of the North Half (N  $\frac{1}{2}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) except therefrom the following described tract of land:

Commencing at the Southwest corner of the East Half (E  $\frac{1}{2}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ), thence North 80 rods, thence East 47 rods, thence in a southwesterly direction down the center of a ravine or hollow to place of beginning, containing 14 acres, all in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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.

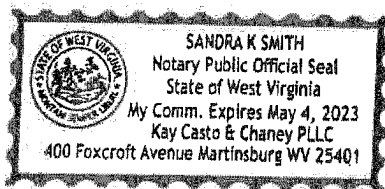
This transfer is exempt from transfer tax pursuant to Iowa Code Section 428A.2 (20)


Dated: 1/23/2020.

By:   
Mark D. Nelson, Executor of the Estate of Noel Rondo Nelson, Deceased

STATE OF West Virginia, COUNTY OF Berkeley, ss:

This record was acknowledged before me on January 23, 2020, by Mark D. Nelson, Executor of the Estate of Noel Rondo Nelson, Deceased.



  
Signature of Notary Public

9011038