



Document 2020 3805

Book 2020 Page 3805 Type 03 004 Pages 7

Date 10/06/2020 Time 11:14:47AM

Rec Amt \$37.00 Aud Amt \$20.00

INDX
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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

PO Box 230

Winterset IA 50273

Taxpayer Information: (Name and complete address)

Stephen P Nehring, 2935 East Mulberry Drive, Phoenix AZ 85016

Return Document To: (Name and complete address)

Stephen P Nehring, 2935 East Mulberry Drive, Phoenix AZ 85016

Grantors:

Patricia Nehring Estate

Grantees:

Stephen P. Nehring Trustee,
Nehring 2016 Revocable Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
PATRICIA NEHRING

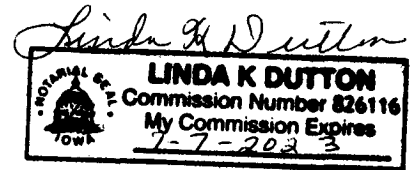
now pending in the Iowa District Court in and for Madison County.

Case No. ESPR013122

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 Stephen P. Nehring, Trustee of the Nehring 2016 Revocable Trust

the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(20). See Description Attached, Exhibits 1(b), 1(c), 1(d), and 1(e).



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: 10-5-2020

By [Signature] Title

By Co Executor Title

As Co-Executor *in the above entitled estate or cause.

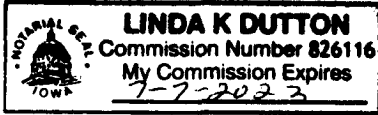
[Signature] Stephen P. Nehring
[Signature] Christopher Nehring

As Executor *in the above entitled estate or cause.

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

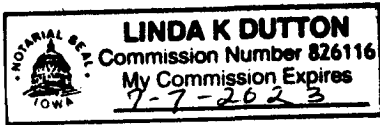
Acknowledgment for Individuals

STATE OF Iowa, COUNTY OF Madison
This record was acknowledged before me on 10-5-2020,
by Stephen P. Nehring
as Executor
of Patricia Nehring Estate.



Linda K Dutton
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 10-5-2020,
by Christopher Nehring
as Executor
of Patricia Nehring Estate.



Linda K Dutton
Signature of Notary Public

Acknowledgment for Corporations

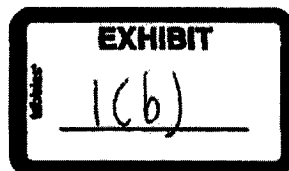
STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____,
by _____
as _____
of _____
on behalf of said corporation as fiduciary

Signature of Notary Public

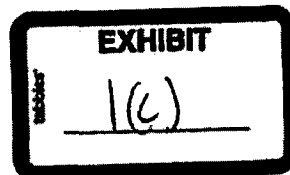
STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____,
by _____
as _____
of _____
on behalf of said corporation as fiduciary

Signature of Notary Public

Parcel "B" of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section One (1), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND



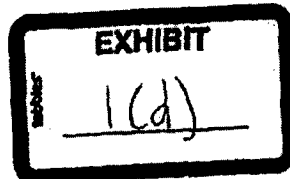
The West Half (½) of the Southeast Quarter (SE¼) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land commencing at a point 1,930.18 feet West and 44.97 feet South of the East Quarter (¼) corner of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, which point is on the South right-of-way line of Iowa Highway No. 400; thence South 234.30 feet, thence North 87°53'; West 758 feet to the West line of the Southeast Quarter (¼) of said Section Twelve (12), thence North 7°06' East 203.70 feet to Iowa Highway No. 400 right-of-way, thence North 83°16' East 172.63 feet, thence North 89°51' East 82.38 feet, thence South 81°41' East 49.24 feet, thence Easterly 403.23 feet along a 12431.8 feet radius curve concave Southwaly with a 403.17 feet chord bearing south 88°49' East, thence South 87°53' East 23.50 feet to the point of beginning, containing 3.8702 acres.



The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) all in Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., excepting a tract described as follows: Commencing at the SE corner of NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 23-75-26, thence S. 84° 50' W. 30 feet to the P. OB., thence S. 84° 50' W. 272 feet, thence Northeastery 101.5' along a 613 foot radius curve, concave northwesterly, thence N. 54° 18' E. 81 feet, thence northeasterly 138.5 feet along a 342 foot radius curve, concave southeasterly, thence S. 130 feet to the P. OB., containing 0.46 acres, more or less, subject to easements for highway purposes.

And Except:

All that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) 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 $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 23, thence North 00°02'57" East, along the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ 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 $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 23; thence South 85°19'59" West, along said South Line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, 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.



East Half of the Southeast Quarter of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the Fifth P.M., Madison County, Iowa. EXCEPT

A tract of land described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence North 85 12' East 323 feet, thence South 7 10' East 218.85 feet, thence South 82 55' West 337 feet to a point 233 feet South of the point of beginning, thence North to the point of beginning, containing 1.49 acres, more or less, exclusive of the present established highway

