



Document 2020 518

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Date 2/18/2020 Time 3:06:50PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by and return to:

✓ **DALLAS J. JANSSEN**, Attorney at Law, 700 Second Avenue, Suite 103, Des Moines, Iowa 50309

Ph # (515) 274-9161; Fax # (515) 274-1364

Mail Tax Statements to: Vikkie Jean Larsen, 1447 Warren Avenue, Cummings, Iowa 50061-3516

COURT OFFICER'S DEED

ESTATE OF THEODORE NELSON LARSEN is now pending in the Iowa District Court in and for Madison County, Probate No. ESPR013043.

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) the Estate's interest to **VIKKIE JEAN LARSEN**, the widow, a life estate interest in the following-described real estate in Madison County, Iowa, and a remainder interest equally to **Anne Marie Schultz** and **Jo Ellen Keller**, as tenants in common, in the following-described real estate in Madison County, Iowa:

South One-Half (S ½) of the South One-Half (S ½) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West 5th P.M., in Madison County, Iowa,


L/k/a: 1447 Warren Avenue, Cumming, Iowa 50061-3516.

This deed is exempt according to Iowa Code 428A.2(20) and (21).

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds an interest in this real estate by authority and power vested in the undersigned, which is held by **THEODORE NELSON LARSEN**, Probate No. ESPR013043 in the Iowa District Court for Madison County, and Grantor does so hereby holding the title in fee simple; that by virtue of the power and authority given in and by the Iowa District Court for Madison County she has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

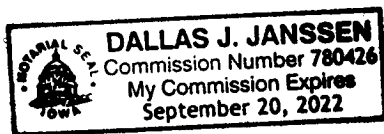
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

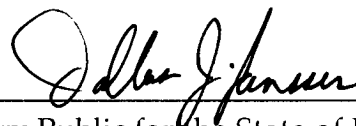
Dated: February 18, 2020.


VIKKIE JEAN LARSEN,
Executor of the Estate of
THEODORE NELSON LARSEN

STATE OF IOWA)
) SS:
COUNTY OF POLK)

This document was acknowledged before me this 18th day of February, 2020, by **VIKKIE JEAN LARSEN**, as Executor of the Estate of **THEODORE NELSON LARSEN**.




Notary Public for the State of Iowa