

BK: 2020 PG: 787
Recorded: 3/16/2020 at 9:57:23.0 AM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

CORRECTED 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: Corrects legal description in deed recorded in Book 2020, Page 293



CORRECTED 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 ½ INTEREST IN AND TO THE FOLLOWING:

The Southeast Quarter (¼) of the Northwest Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following-described tracts, to-wit:

1. 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;
2. All that part of Parcel "K" located therein, as shown in Plat of Survey filed in Book 2007, Page 3577 on September 20, 2007, in the Office of the Recorder of Madison County, Iowa;
3. Nelson Acres Plat 1, as shown in Plat of Survey filed in Book 2, Page 209 on June 2, 1994;
4. Nelson Acres Plat 4, as shown in Plat of Survey filed in Book 2010, Page 1798 on August 3, 2010;
5. All that part of Parcel "D" located therein as shown in Plat of Survey filed in Book 2, Page 171 on March 24, 1993;

AND

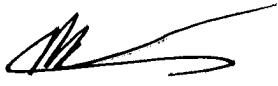
The East three-fourths (¾) of the North Half (½) of the Southwest Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following-described tracts, to-wit:

1. Commencing at the Southwest corner of the East Half (½) of the Northwest Quarter (¼) of the Southwest Quarter (¼), thence North 80 rods, thence East 47 rods, thence in a Southwesterly direction down the center of a ravine or hollow to the place of beginning, containing 14 acres
2. All that part of Nelson Acres Plat 3 located therein, as shown in Plat of Survey filed in Book 2007, Page 3065 on August 7, 2007; and
3. All that part of Nelson Acres Plat 2 located therein, as shown in Amended Plat of Survey filed in Book 2007, Page 3075 on August 7, 2007.

EXEMPT FROM TRANSFER TAX PURSUANT TO IOWA CODE SECTION 428A.2(20).

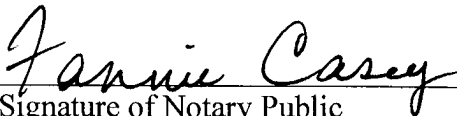
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

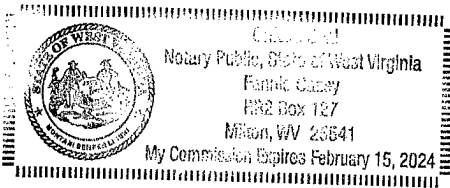
Dated: MARCH 10, _____, 2020.

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

STATE OF West Virginia COUNTY OF Kenawha _____, ss:

This record was acknowledged before me on March 10, _____, 2020, by Mark D. Nelson, Executor of the Estate of Noel Rondo Nelson, Deceased.


Signature of Notary Public



9175090

LEGAL DESCRIPTION

TITLEHOLDERS: Noel R. Nelson & Katherine M. Wilkie

DATE: 2/2/2020

No. 017528148

The Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following-described tracts, to-wit:

1. 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;
2. All that part of Parcel "K" located therein, as shown in Plat of Survey filed in Book 2007, Page 3577 on September 20, 2007, in the Office of the Recorder of Madison County, Iowa;
3. Nelson Acres Plat 1, as shown in Plat of Survey filed in Book 2, Page 209 on June 2, 1994;
4. Nelson Acres Plat 4, as shown in Plat of Survey filed in Book 2010, Page 1798 on August 3, 2010;
5. All that part of Parcel "D" located therein as shown in Plat of Survey filed in Book 2, Page 171 on March 24, 1993;

AND

The East three fourths ($\frac{3}{4}$) of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following-described tracts, to-wit:

1. Commencing at the Southwest corner of the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), thence North 80 rods, thence East 47 rods, thence in a Southwesterly direction down the center of a ravine or hollow to the place of beginning, containing 14 acres
2. All that part of Nelson Acres Plat 3 located therein, as shown in Plat of Survey filed in Book 2007, Page 3065 on August 7, 2007;
3. All that part of Nelson Acres Plat 2 located therein, as shown in Amended Plat of Survey filed in Book 2007, Page 3075 on August 7, 2007;