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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)

Mark L Smith, 101 1/2 W. Jefferson, PO Box 230 Winterset, Iowa 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Bruce Sawyers, 1667 195th Street, Winterset, IA 50273

Return Document To: (Name and complete address)

Mark L Smith, 101 1/2 W. Jefferson, PO Box 230 Winterset, Iowa 50273

Grantors:

Bruce Sawyers

Grantees:

Bruce Sawyers

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
DIANE LYNN SAWYERS

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

Case No. ESPR013163

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 Bruce Sawyers

the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(20). An undivided one-half interest in and to the attached Exhibit "A".

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 22, 2021

By [Signature] Title Bruce Sawyers

By _____ Title _____

As _____ *in the above entitled estate or cause.

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 March 22, 2021,

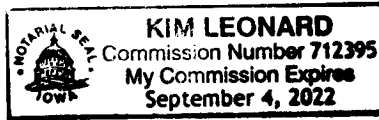
by Bruce Sawyers

as Executor

of Diane Lynn Sawyers Estate

KIM LEONARD

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

EXHIBIT "A"

- A. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 978.00 Feet along the Quarter Section line to the point of beginning. Thence continuing North 90°00' East 310.00 Feet, thence North 00°00' 280 Feet, thence North 90°00' West 310.00 Feet, thence South 00°00' 280.00 Feet to the point of beginning,

and Grantors grant to Grantees, their heirs and assigns, an easement for underground waterline over real estate described as follows:

A strip of land 10.00 Feet wide and being 5.00 Feet wide on each side of the following described center-line:

Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 78, West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 1,288.00 Feet, thence North 00°00' 235 Feet to the point of beginning, thence North 39°51' East, 865 Feet to an existing well and windmill.

and the right to use said well within said easement and the right to lay and maintain the waterline and pump in the well which is on said easement. Grantors give and grant to Grantees the nonexclusive right to use water from said well.

This portion of the deed is given in full performance of a certain contract for the sale of said real estate, dated May 26, 1978, between Grantors and Grantees.

and

- B. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28, West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 1,288.00 Feet, thence North 00°00' 280 Feet to the point of beginning, thence North 00°00' 21 Feet, thence North 90°00' West, 390 Feet, thence South 00°00' 21 Feet, thence North 90°00' East 390 Feet to the point of beginning.

and

- C. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 788 Feet to the point of beginning, thence continuing North 90°00' East 190 Feet, thence North 00°00' 280 Feet, thence North 90°00' West 80 Feet, thence southwesterly to the point of beginning.

The South line of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, is assumed to bear due east and west.

Grantees shall install and maintain a hog tight fence along the East side of Parcel A, the East, North and West side of Parcel B and the West side of Parcel C. Said fence agreement shall run with the land.