



Document 2021 2345

Book 2021 Page 2345 Type 03 004 Pages 3

Date 6/07/2021 Time 1:17:44PM

Rec Amt \$27.00 Aud Amt \$5.00

Rev Transfer Tax \$305.60

Rev Stamp# 259 DOV# 256

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

COURT OFFICER DEED

Recorder's Cover Sheet

\$191,120

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Steven R. Smith and Marilyn K. Smith, 4420 98th Street, Urbandale, IA 50222

✓ **Return Document To:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Grantors: Raymond Dean Hitchcock Estate

Grantees: Steven R. Smith and Marilyn K. Smith

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

Estate of Raymond Dean Hitchcock

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013229

Pursuant to the authority and power vested in the undersigned, and in consideration of One Hundred Ninety-One Thousand One Hundred Twenty Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Steven R. Smith and Marilyn K. Smith, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate in Madison County, Iowa:

See attached legal description

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.

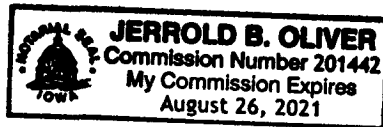
Dated: June 4 2021.

Merrill John Hitchcock
Merrill John Hitchcock, Executor of
Raymond Dean Hitchcock Estate

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on June 4, 2021, by Merrill John Hitchcock as Executor of Raymond Dean Hitchcock Estate.

Jerrold B. Oliver
Signature of Notary Public



Legal Description - Parcel "E"

All that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the South 1/4 corner of said Section 17, thence North 00°34'47" West, along the East line of the SE1/4 of the SW1/4 of said Section 17, a distance of 17.50 feet; thence North 88°05'54" West, a distance of 389.51 feet, to the Point of Beginning; thence North 88°32'06" West, a distance of 188.99 feet; thence South 89°19'54" West, a distance of 886.54 feet; to a point on the existing East right of way line of Cedar Bridge Road, as shown on the Acquisition Plat in Book 3 Page 69; thence North 00°56'42" East along said right of way, a distance of 170.24 feet; thence South 89°12'06" East along said right of way, a distance of 22.03 feet; thence North 00°11'54" West, along said right of way, a distance of 125.46 feet; thence South 88°36'45" East, a distance of 471.77 feet; thence North 00°00'00" East, a distance of 19.68 feet; thence South 88°13'30" East, a distance of 367.56 feet; thence South 02°22'43" East, a distance of 289.24 feet to the Point of Beginning, and containing 5.69 acres of land, more or less.