



Document 2021 2346

Book 2021 Page 2346 Type 03 004 Pages 3
Date 6/07/2021 Time 1:19:22PM
Rec Amt \$27.00 Aud Amt \$10.00 INDX
Rev Transfer Tax \$1,119.20 ANNO
Rev Stamp# 260 DOV# 257 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

COURT OFFICER DEED
Recorder's Cover Sheet

\$700,000

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 Seven Hundred Thousand 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.

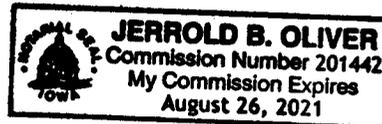
Dated: June 4 - 2021

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 "F"

All that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and the South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 17, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the South 1/4 Corner of said Section 17, thence North 00°34'46" East, 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; thence North 02°22'43" West, a distance of 289.24 feet; thence North 88°13'30" West, a distance of 367.56 feet; thence South 00°00'00" East, a distance of 19.68 feet; thence North 88°36'45" West, a distance of 471.77 feet, to a point on the existing East right of way of Cedar Bridge Road as shown in the Acquisition Plat in Book 3 Page 69; thence North 00°11'54" West, along said existing East right of way line, a distance of 1,012.53 feet, to a point on the North line of the SE1/4 of the SW1/4 of said Section 17; thence South 89°01'24" East, along the North line of the SE1/4 of the SW1/4 of said Section 17, a distance of 1,257.12 feet, to the NE Corner of the SE1/4 of the SW1/4 of said Section 17; thence South 00°34'47" West, a distance of 656.86 feet; thence South 89°03'13" East, a distance of 1,299.57 feet, to a point on the East line of the SW1/4 of the SE1/4 of said Section 17; thence South 00°42'40" West, a distance of 658.55 feet, to the SE corner of the SW1/4 of the SE1/4 of said Section 17; thence North 88°58'42" West, along the South line of the SW1/4 of the SE1/4 of said Section 17, a distance of 1,298.07 feet, to the Point of Beginning, and containing 51.12 acres of land, more or less.

Legal Description - Parcel "J"

All that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 17 and the Northeast (NE1/4) of the Northwest Quarter (NW1/4) of Section 20, all in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the North 1/4 Corner of said Section 20, also being the South 1/4 Corner of said Section 17, thence South 00°45'10" West, along the East line of the NE1/4 of the NW1/4 of said Section 20, a distance of 1,317.13 feet, to the Southeast corner of said NE1/4 of the NW1/4; thence North 89°29'19" West, along the South line of the NE1/4 of the NW1/4 of said Section 20, a distance of 1,282.70 feet, to a point on the existing East right of way of Cedar Bridge Road as shown in the Acquisition Plat in Book 3 Page 67; thence North 00°49'55" East, along said right of way, a distance of 14.46 feet; thence South 88°27'08" East, along said right of way, a distance of 11.85 feet; thence North 05°06'52" East, along said right of way, a distance of 319.08 feet; thence North 02°48'42" West, along said right of way, a distance of 200.86 feet; thence North 01°32'32" East, along said right of way, a distance of 499.54 feet; thence North 04°46'06" East, along said right of way, a distance of 100.53 feet; thence North 04°53'05" West, along said right of way, a distance of 187.04 feet, to a point on the South line of the SE1/4 of the SW1/4 of said Section 17; thence North 04°26'44" West, along the right of way as shown on Acquisition Plat in Book 3 Page 69, a distance of 14.32 feet; thence North 89°19'33" East, a distance of 686.54 feet; thence South 88°32'06" East, a distance of 188.99 feet; thence South 88°05'54" East, a distance of 389.51 feet; thence South 00°34'46" West, a distance of 17.50 feet to the Point of Beginning, and containing 38.65 acres of land, more or less.