



Document 2021 65

Book 2021 Page 65 Type 03 004 Pages 5

Date 1/06/2021 Time 2:04:14PM

Rec Amt \$27.00 Aud Amt \$10.00

Rev Transfer Tax \$2,753.60

Rev Stamp# 10 DOV# 11

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

CONSIDERATION \$1,721,400



COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. P201

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver

PO Box 230, Winterset, IA 50273

Taxpayer Information: (Name and complete address)

OSE, LLC, 5273 S. Newton Ave., Springfield, Mo 65810

Return Document To: (Name and complete address)

OSE, LLC, 5273 S. Newton Ave., Springfield, MO 658140

Grantors:

Melvin K. Patterson, Executor
of the Estate of JoAnn Vandenberg

Grantees:

OSE, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF THE ESTATE JOANN VANDENBERG

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

Case No. ESPR013140

Pursuant to the authority and power vested in the undersigned, and in consideration of \$1,721,400 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to OSE, LLC

the following described real estate in Madison County, Iowa:

See Description Attached

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: 12/30/20

By _____ Title Melvin K. Patterson
By _____ Title

PLEASE ACKNOWLEDGE FROM

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 CALIFORNIA, COUNTY OF _____

This record was acknowledged before me on _____,

by Melvin K. Patterson

as Executor

of In the Matter of the Estate of JoAnn Vandenberg

PLEASE SEE ATTACHED
ACKNOWLEDGEMENT/JURAT
FROM NOTARY PUBLIC

PLEASE SEE ATTACHED
ACKNOWLEDGEMENT/JURAT
FROM NOTARY PUBLIC

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

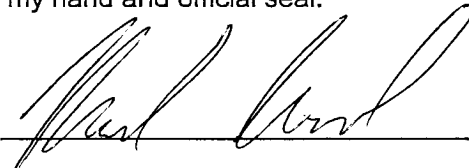
State of California
County of San Mateo)

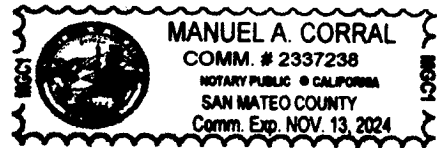
On 12/30/2020 before me, Manuel A. Corral, Notary Public
(insert name and title of the officer)

personally appeared Melvin K. Patterson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



SEE ATTACHED
ACKNOWLEDGMENT/JURAT
NOTARY PUBLIC

SEE ATTACHED
ACKNOWLEDGMENT/JURAT
NOTARY PUBLIC

Description Vandenberg Estate-OSE, LLC

The South Half (½) of the Northeast Quarter (¼) AND the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Thirty-two (32), containing 3.005 acres, as shown in Plat of Survey filed in Book 3, Page 295 on July 17, 1998 in the Office of the Recorder of Madison County, Iowa.

The Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Five (5), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.