

BK: 2022 PG: 1424  
Recorded: 5/16/2022 at 3:39:05.0 PM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
LISA SMITH RECORDER  
Madison County, Iowa

**COURT OFFICER DEED  
Recorder's Cover Sheet**

**Preparer Information:** Matthew J. Hemphill, 218 S. 9th Street, Adel, IA 50003;  
Phone: 515-993-1000

**Taxpayer Information:** Gary Bailey, 2089 270th Street, Winterset, IA 50273

**Return Document To:** Gary Bailey, 2089 270th Street, Winterset, IA 50273

**Grantors:** Estate of Connie Bailey, 2766 US Hwy 169, Winterset, IA 50273

**Grantees:** Gary Bailey

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



COURT OFFICER DEED

Estate of Connie Kay Bailey now pending in the Iowa District Court in and for Madison County. Case No. ESPR013274.

Pursuant to the authority and power vested in the undersigned, and in consideration of one Dollar(s) and other valuable consideration, the undersigned co-executors, Lynn Wildin, Julie Wilson, and Alan Utsler, in the representative capacity designated below, hereby Convey to Gary Bailey, a single person, the following described real estate in Madison County, Iowa:

See Attached
Exempt per 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: May 6, 2022.

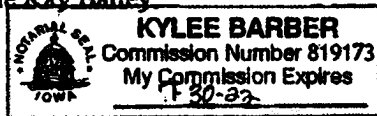
By: Lynn Wildin, Co-Executor

By: Julie Wilson, Co-Executor

By: Alan Utsler, Co-Executor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on May , 2022, by Lynn Wildin, Co-Executor of the Estate of Connie Kay Bailey



Kylee Barber
Signature of Notary Public

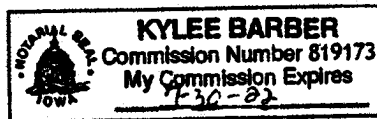
This record was acknowledged before me on May 6, 2022, by Julie Wilson, Co-Executor of the Estate of Connie Kay Bailey.



March 15, 2025

Patricia Harrington
Signature of Notary Public

This record was acknowledged before me on May , 2022, by Alan Utsler, Co-Executor of the Estate of Connie Kay Bailey.



Kylee Barber
Signature of Notary Public

Description of Real Estate

Parcel "A" located in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of Section 26, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence, along the South line of the Southeast Quarter (SE¼) of said Section 26, South 90°00'00" West 408.56 feet; thence North 00°32'36" West 552.97 feet; thence North 89°33'32" East 407.70 feet to the East line of said Southeast Quarter (SE¼); thence, along said East line, South 00°37'46" East 556.12 feet to the Point of Beginning. Said Parcel "A" contains 5.196 acres, including 0.309 acres of county road right-of-way.