



Document 2022 1613

Book 2022 Page 1613 Type 03 004 Pages 3

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
Phone: 515-462-4912

Taxpayer Information:

Brian K. Gibson, 119 W. Buchanan Street, Winterset, IA 50273
Bill R. Gibson, 3118 Heritage Avenue, Lorimor, IA 50149
Jayson P. Gibson, 2453 Clark Tower Road, Winterset, IA 50273
Shawn K. Gibson, 3342 Heritage Avenue, Lorimor, IA 50149

Return Document To:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Estate of Billy K. Gibson

Grantees:

Brian K. Gibson
Bill R. Gibson
Jayson P. Gibson
Shawn K. Gibson

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
BILLY K. GIBSON

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013293

Pursuant to the authority and power vested in the undersigned, and in consideration of ---- Estate Distribution ----- and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Conveys to Brian K. Gibson, Bill R. Gibson, Jayson P. Gibson and Shawn K. Gibson, in equal shares as Tenants in Common, the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to easements and restrictions of record.

AND

The dwelling house situated in the Southwest Quarter of the Southwest Quarter of Section Thirty-two (32), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

Southwest Quarter ($\frac{1}{4}$) and Southwest Quarter ($\frac{1}{4}$) Southeast Quarter ($\frac{1}{4}$) all in Section Seventeen (17), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Seventeen (17), the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16) and the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-one (21) all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and Parcel "A", located in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) as shown in Plat of Survey filed in Book 3, Page 277 on June 17, 1998 in the Office of the Recorder of Madison County, Iowa of Section Thirty-two (32), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

The Northwest Fractional Quarter, except the North 46.46 acres thereof, and the Southwest Quarter of the Northeast Quarter; all in Section Two (2), in Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa

except those portions of the property located in the SW¼ NE¼ and E½ NW Frl. ¼ conveyed to the State of Iowa by Warranty Deed filed December 11, 1974, and recorded in Book 104 at Page 454. Subject to easements, covenants and restrictions of record.

The conveyance of all such real estate is subject to a life estate in favor of Marcia M. Gibson in and to all such property, together with the right of Marcia M. Gibson to have and receive all income, rents, and profits from such property.

This conveyance is pursuant to the Decedent's Last Will and Testament and is exempt from transfer tax pursuant to Iowa Code 428A.2(3).

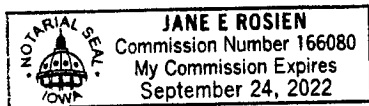
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: 5-31-22.

Marcia M. Gibson Executor
Marcia M. Gibson, Executor

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on May 31, 2022, by Marcia M. Gibson as Executor of the Estate of Billy K. Gibson.



Jane E Rosien
Signature of Notary Public