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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

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

Phone: (515) 462-4912

Taxpayer Information:

Lucas Alan Johnson, 2325 Settlers Trail, Winterset, IA 50273

Return Document To:

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

Grantors:

Estate of Randal C. Johnson

Grantees:

Lucas Alan Johnson

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
RANDAL C. JOHNSON

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

Case No. ESPR013241

Pursuant to the authority and power vested in the undersigned, and in consideration of Estate Distribution----- Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Conveys to Lucas Alan Johnson the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Ten (10) in Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa, EXCEPT a Parcel of Land described as commencing at the Northwest (NW) Corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Ten (10), which is also the point of beginning; THENCE N. 89°04' E. 660.00 Feet; THENCE S. 00°00' 297.05 Feet; THENCE S. 89°04' W. 660.00 Feet; THENCE N. 00°00' 297.05 Feet to the point of beginning, containing 4.5001 Acres including 0.7375 Acres of County Road Right-of-Way. NOTE: The West (W) Line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P.M., is assumed to bear due North and South and EXCEPT Parcel "D" located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 6.02 acres, as shown in Amended Plat of Survey filed in Book 2020, Page 1484 on May 4, 2020, in the Office of the Recorder of Madison County, Iowa.

The South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Three (3) and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Ten (10) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

The East Half (E½) of the Southeast Quarter (SE¼) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa.

The South Half (S½) of the Fractional Northwest Quarter (Fr. NW¼) of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-six (26), and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) and the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Twelve (12) in Township Seventy-five (75) North, Range Twenty-seven (27), all West of the 5th P.M., Madison County, Iowa; EXCEPTING THEREFROM, a TRACT of land described as follows: COMMENCING at a Point 1308.5 Feet North of the Southeast Corner of said North Half (N½) of the Fractional Southwest Quarter (Fr. SW¼), said Point being the Center of said Section Seven (7); THENCE Continuing North 378.6 Feet; THENCE North 89°58' West 368.6 Feet; THENCE South 02°14' East 403.8 Feet to the South Line of the Northwest Fractional Quarter (NW Fr. ¼) of said Section Seven (7); THENCE North 86°00' East 353.8 Feet along said South Line to the Point of Beginning, containing 3.2408 Acres, including 0.2868 Acres of County Road right-of-way, all in Township Seventy-five (75) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.

Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section One (1) and the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa EXCEPT Parcel "A" located in the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., and in the Northwest Fractional Quarter (NW Fr. ¼) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.001 acres, as shown in Plat of Survey filed in Book 3, Page 66 on July 15, 1997, in the Office of the Recorder of Madison County, Iowa.

The Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

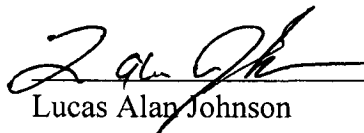
The Southeast Quarter (¼) of the Southwest Quarter (¼) and the Southwest Quarter (¼) of the Southeast Quarter (¼) and the South 16 Rods of the East 20 Rods of the Southwest Quarter (¼) of the Southwest Quarter (¼) of

Section Thirteen (13); and the North Half (1/2) of the Northeast Quarter (1/4) and the North Half (1/2) of the Northwest Quarter (1/4) except the West 32 rods in width thereof, and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), and a tract of land commencing at the Northwest corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-four (24), thence South 16 rods, thence in a Northeasterly direction to a point 40 rods East of the point of beginning, thence West 40 rods to the point of beginning, containing 2 acres, all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M.; and the West 11 acres of the North Half (1/2) of the Northwest Quarter (1/4) of Section Nineteen (19), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This is a distribution of property to the Devisee under the Decedent's Last Will and Testament and is exempt from transfer tax under Iowa Code Section 428A.2(20).

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

Dated: January 3, 2022.



Lucas Alan Johnson

As Executor in the above entitled Estate.

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on January 3, 2022, by Lucas Alan Johnson as Executor of Estate of Randal C. Johnson.



Signature of Notary Public

