

BK: 2022 PG: 3002  
Recorded: 10/14/2022 at 10:33:47.0 AM  
Pages 3  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax:  
LISA SMITH RECORDER  
Madison County, Iowa

## CERTIFICATE OF CHANGE OF TITLE

### Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Lance Benoit

**Return Document To:** (Name and complete address)

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

**Grantors:**

Estate of Jack L. Benoit

**Grantee:**

Lance Benoit

**Legal description:** See Page 2

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

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

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IN THE MATTER OF ) ESPR012820  
THE ESTATE OF )  
)  
)  
) CERTIFICATE OF CHANGE  
JACK L. BENOIT, Deceased. ) OF TITLE TO REAL ESTATE.

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STATE OF IOWA )  
) SS  
MADISON COUNTY )

TO THE RECORDER OF MADISON COUNTY, IOWA:

I hereby certify that title to the following described real estate has been changed to and/or established in **Lance Benoit**, to-wit:

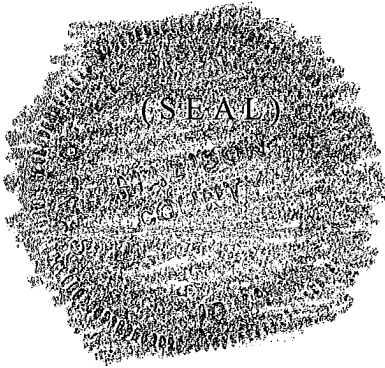
- a. All that part of the South Fractional Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) **AND** of the North Half ( $\frac{1}{2}$ ) of the North Fractional Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which lies West of the West right-of-way line of the public highway now known and designated as Highway P-71 (a part of which was formerly designated as Highway #169).
- b. The Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **INCLUDING** Parcel "B" located therein, containing 5.201 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 174 on December 29, 1989, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** all that part of Parcel "A" located therein, as shown in Plat of Survey filed in Farm Plat Book 2, Page 174 on December 29, 1989, in the Office of the Recorder of Madison County, Iowa.
- c. A tract of land located in the Fractional Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and more particularly described as

follows, to-wit: Beginning 1222.5 feet South of the Northeast corner of said Section One (1), and on the East line thereof, thence West 533.2 feet, thence North 0°20' West, 90 feet, thence North 68°20' West, 50 feet, thence South 89°40' West, 733 feet to the West line of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), thence South, 261.7 feet, thence South 89°20' East, along the South line of said 40-acre tract 1313.4 feet to the East line of said Section One (1), thence North 0°06' West 173 feet to the point of beginning; **EXCEPT** all that part of Parcel "A" located therein, as shown in Plat of Survey filed in Farm Plat Book 2, Page 174 on December 29, 1989, in the Office of the Recorder of Madison County, Iowa.

In accordance with the provisions of Section 558.66 of the Code of Iowa, you shall enter the change of title upon the transfer books.

Change of title to the above described real estate was made pursuant to Section 633.480, Code of Iowa, after the entry herein of the Order Approving Final Report.

IN TESTIMONY WHEREOF, I have attached my official signature and affixed my official seal on this 07 day of October, 2022.



*Brenda Roberts designee*  
Clerk District Court.