

BK: 2022 PG: 3237
Recorded: 11/8/2022 at 10:34:08.0 AM
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: Joanne Callison, 2906 Clark Tower Road, Winterset, IA 50273

Return Document To: Joanne Callison, 2906 Clark Tower Road, Winterset, IA 50273

Grantors: Estate of Connie Kay Bailey

Grantees: Joanne Callison

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, do hereby Convey to Joanne Callison, a single person, the following described real estate in Madison County, Iowa:

See Attached

This deed is exempt according to Iowa Code 428A.2(13).

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: October 31, 2022.

By: Lynn D Wildin
Lynn Wildin, Co-Executor

By: Julie Wilson
Julie Wilson, Co-Executor

By: Alan Utsler
Alan Utsler, Co-Executor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on October 31, 2022, by Lynn Wildin, Co-Executor of the Estate of Connie Kay Bailey.



Signature of Notary Public (Lauren Palmer)

This record was acknowledged before me on October 27, 2022, by Julie Wilson, Co-Executor of the Estate of Connie Kay Bailey.



Signature of Notary Public (Patricia Harrington)

This record was acknowledged before me on October 31, 2022, by Alan Utsler, Co-Executor of the Estate of Connie Kay Bailey.



Signature of Notary Public (Lauren Palmer)

The Northeast Quarter (NE¼) of Section Thirty-five (35), all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT 5.6 Acres deeded to the State of Iowa as shown in Warranty Deed Recorded July 23, 1974, in Book 104, Page 118 of the Recorder's Office of Madison County, Iowa

AND

The West Half (W½) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M.,

AND

Parcel "E" of the West half of the West half of The Southwest Quarter (SW¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., as shown in a plat of survey dated June 30, 2022 and Recorded July 1, 2022, in Book 2022, Page 1984.