



Document 2023 1052

Book 2023 Page 1052 Type 03 004 Pages 4

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Rec Amt \$22.00 Aud Amt \$15.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Jay Wildin, c/o Vicki Martin, 1823 W. Highway 92, Winterset, IA
50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Mary Wildin Estate

Grantees: Jay Wildin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
MARY WILDIN,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013349

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Jay Wildin, the following described real estate in Madison County, Iowa:

See legal attached.

This deed is exempt according to Iowa Code 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.

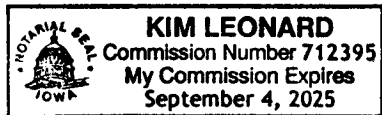
Dated: 5-12-23

Vicki Martin
Vicki Martin

As Executor *in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on May 13 2023, by Vicki Martin as Executor of Mary Wildin Estate.



Kim Leonard
Signature of Notary Public

Lot Five (5) of Fourth Avenue Place, an addition to the Town of Winterset, Madison County, Iowa.

AND

The Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirteen (13); **AND** the South one-fourth ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirteen (13), **AND** the South one-fourth ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Fourteen (14), **AND** the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14), **ALL IN** Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **EXCEPT** Parcel "A" located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and in the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Fourteen (14), and in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), **ALL** in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 9.281 acres, as shown in Plat of Survey filed in Book 2, Page 564 on May 9, 1995, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "B" located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and in the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14), containing 14.672 acres, as shown in Plat of Survey filed in Book 2, Page 563 on May 9, 1995, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** a parcel of land located in the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14), described as follows, to-wit: Commencing at the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14), thence North 1,182.35 feet to the centerline of a county road; thence South $3^{\circ}59'$ East 162.60 feet; thence South $17^{\circ}13'$ East 173.40 feet; thence South $40^{\circ}46'$ East 162.85 feet; thence South $55^{\circ}28'$ East 348.45 feet; thence South $33^{\circ}48'$ East 376.20 feet; thence South $7^{\circ}00'$ East 203.66 feet to the south line of said Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); thence South $88^{\circ}26'$ West 690.35 feet to the point of beginning, containing 8.9256 acres.

AND

Parcel "C" located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2004, Page 734 on February 18, 2004, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** all that part of said Parcel "C" located in the North Half ($\frac{1}{2}$) of said Southeast Quarter ($\frac{1}{4}$).

AND

The Northwest Quarter ($\frac{1}{4}$) of Section (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **AND** the Southwest Diagonal One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14); **AND** the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14); **EXCEPT** a tract of land

located in the Northwest Quarter ($\frac{1}{4}$) of said Section Fourteen (14), containing 100.932 acres, more or less, as shown in Plat of Survey filed in Farm Plat Book 1, Page 197 on June 12, 1984, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "E" located in the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fourteen (14), containing 3.05 acres, as shown in Plat of Survey filed in Book 2014, Page 957 on April 23, 2014, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** a parcel of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14), containing 4.214 acres, as shown in Plat of Survey filed in Book 2, Page 323 on July 28, 1992, in the Office of the Recorder of Madison County, Iowa.

AND

A strip of land located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., more particularly described, as follows, to-wit: Commencing at the Southwest Corner of the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fourteen (14), running thence South 2 rods, thence diagonally in a straight line to a point 4 rods South of the Southeast Corner of the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fourteen (14), thence North 4 rods to the Southeast Corner of the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$), thence West to the place of beginning.