



Document 2023 1229

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Date 6/01/2023 Time 2:16:16PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ **Return To** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Larry W. Phillips, 31637 Napa Valley Drive, Waukee, IA 50263  
 Craig L. Phillips, C6 2500 University Avenue W, St. Paul, MN 55114  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
 Phone: 515-462-4912



### COURT OFFICER DEED

IN THE MATTER OF  
THE ESTATE OF  
WILMA F. BREEDING

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013402.

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 Larry W. Phillips and Craig L.  
Phillips, in equal shares and as Tenants in Common, the following described real estate in Madison  
County, Iowa:

**Parcel 5B of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa.**

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

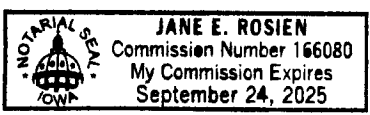
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: June 1, 2023.

Larry W. Phillips  
Larry W. Phillips, Executor

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on June 1<sup>st</sup>, 2023, by Larry W. Phillips as Executor of Estate of Wilma F. Breeding.



Jane E. Rosien  
Signature of Notary Public