

**BK: 2023 PG: 141**  
**Recorded: 1/26/2023 at 8:14:08.0 AM**  
**Pages 3**  
**County Recording Fee: \$27.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$30.00**  
**Revenue Tax: \$3,696.00**  
**BRANDY L. MACUMBER, RECORDER**  
**Madison County, Iowa**

**COURT OFFICER DEED**  
**Recorder's Cover Sheet**

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

Jennifer L Zahradnik, 920 12th St, PO Box 283, Belle Plaine, IA 52208, Phone: (319) 444-3285

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

Britt W Baker and Mollie Baker, 7988 Adams Avenue, Cumming IA 50061

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

Jennifer L Zahradnik, 920 12th St, PO Box 283, Belle Plaine, IA 52208

**Grantors:**

Estate of Paul B Nardini

**Grantees:**

Britt W Baker  
Mollie Baker

**Legal Description:** See Page 2

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

**COURT OFFICER DEED**

THE MATTER OF  
THE ESTATE OF  
PAUL B NARDINI

now pending in the Iowa District Court in and for TAMA County Case No. ESPR006906

Pursuant to the authority and power vested in the undersigned, and in consideration of ONE (\$1.00) Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey to Britt W. Baker and Mollie Baker, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in MADISON County, Iowa:

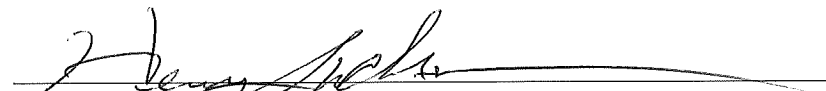
See attached EXHIBIT for legal description.

There **IS NOT** a known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

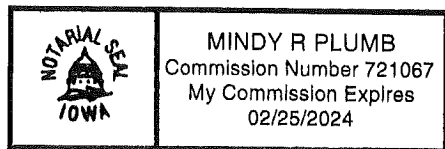
Dated: Jan. 20, 2023.

  
Henry J Wehrman, Executor

STATE OF IOWA, COUNTY OF BENTON, ss:

This record was acknowledged before me on Jan. 20, 2023, by Henry J Wehrman as Executor of the Estate of Paul B Nardini.

  
Signature of Notary Public



### Exhibit: Legal Description

Part of the East 88.8 acres of the South Quarter (S $\frac{1}{4}$ ) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast Corner of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., and running thence North 1064 feet, thence South 83°50' West 1380 feet to the center of the channel of Middle River, thence up the center of Middle River on the following courses and distances: South 75°30' West 250 feet, thence South 83°50' West 495 feet, thence North 82° West 365 feet, thence North 28° West 210 feet to the Northerly line of the Southwest Quarter (SW $\frac{1}{4}$ ) Southeast Quarter (SE $\frac{1}{4}$ ) of said Section Twenty-five (25), thence South 83°50' West 380 feet to the Northwest Corner of the East 88.8 acres of the South Quarter (S $\frac{1}{4}$ ) of Section Twenty-five (25), thence South 1320 feet to the Southwest corner of said 88.8 acres, thence North 83°50' East to the point of beginning, containing 73.7 acres, more or less. The East line of Section Twenty-five (25) is taken to bear due North and South. AND All that part of the North Fractional Half (N Fr $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying East of State Highway No. 251, containing 118.21 acres, more or less AND The North 256 feet of the South Half (S $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) lying East of the main channel of Middle River in Section Twenty-five (25), except the North 210 feet of the East 297 feet thereof in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa AND All that part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-five (25), lying and being South of the center channel of Middle River, except the South 83.33 feet of the East 297 feet thereof in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa AND All that part of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-five (25), which lies Easterly of the main channel of Middle River as it now flows across said land, containing 7.4 acres, more or less EXCEPT a parcel of land located in the North Half (N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M. Madison County, Iowa more particularly described as follows: Beginning at the Northeast Corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the East line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) South 00°00'00" 314.87 feet; thence South 79°06'19" West 768.58 feet; thence South 16°00'42" West 92.26 feet; thence South 38°29'09" West 251.61 feet; thence South 72°16'54" West 321.05 feet thence South 02°22'15" West 303.99 feet; thence South 90°00'00" West 391.74 feet; thence North 00°00'00" 321.21 feet to the centerline of Middle River, thence, along said centerline North 80°21'00" East 103.01 feet; thence North 76°38'11" East 293.30 feet; thence North 75°48'06" East 285.80 feet; thence North 35°06'57" East 83.97 feet; thence North 16°37' 58" East 92.26 feet; thence North 19°28'50" East 132.29 feet; thence North 49°30'48" East 140.00 feet; thence North 64°37':25" East 282.24 feet; thence North 74°01'43" East 290.30 feet to the North line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ); thence, departing said centerline of Middle River and along said North line North 84°39'53" East 166.70 feet to the Point of Beginning. Said parcel of land contains 10.000 acres, including 0.240 acres of county road right of way.

#### ALSO DESCRIBED AS:

All that part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, which lies easterly of the main channel of Middle River as it now flows across said land, AND the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-five (25), lying and being South of the center channel of Middle River, EXCEPT a parcel located in the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-five (25), containing 10.000 acres, as shown in Plat of Survey filed in Book 2, Page 171 on November 27, 1989, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT the South 83.33 feet of the East 297 feet of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-five (25); AND the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-five (25), EXCEPT the North 210 feet of the East 297 feet thereof; AND the all that part of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-five (25), lying and being South of the middle channel of the river; AND the East 330.88 feet of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-five (25); AND all that part of the North Fractional Half ( $\frac{1}{2}$ ) of the North Half ( $\frac{1}{2}$ ) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying East of State Highway 251, containing 118.21 acres, more or less.