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Rec Amt \$12.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

E ✓ **Return To** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Douglas Alan Selsor, 100 Market Street, #603, Des Moines, IA 50309
 Alison Renee Townsend, 6146 Garrett Lane, Ferndale, WA 98248
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
CAROL J. SELSOR

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013182.

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 Douglas Alan Selsor and Alison
Renee Townsend, in equal shares and as Tenants in Common, the following described real estate
in Madison County, Iowa:

**Part of Lot 7, Lot 8, and Lot 9 in the NE¼ NW¼ of Section 1, Township 75
North, Range 28 West of the 5th P.M., City of Winterset, Madison County,
Iowa, more particularly described as follows:**

**Commencing at a MAG NAIL set at the NE corner of said Lot 7; thence
S00°23'25" W, along the East line of said NE¼ NW¼, a distance of 110.00' to
a MAG NAIL at the Point of beginning; thence S 00°23'25" W a distance of
107.47' to a MAG NAIL; thence N89°22'49" W a distance of 400.95' to a ½"
IRON ROD CAP #13427; thence S 00°23'25" W a distance of 56.55' to a ½"
IRON ROD CAP #13427; thence N 89°15'05" W a distance of 88.44' to a ½"
IRON ROD CAP #13427; thence S 00°23'25" W a distance of 300.02' to a ½"
IRON ROD CAP #13427; thence N 89°15'08" W a distance of 312.23' to a ½"
IRON ROD CAP #14674; thence N 00°20'37" E a distance of 573.14' to a ½"
IRON ROD CAP #15982; thence S 89°22'50" E a distance of 592.09' to a ½"**

IRON ROD CAP #13427; thence S00°23'25" W a distance of 110.00 feet to a 1/2" IRON ROD CAP #13427; thence S 89°22'49" E a distance of 210.00' to the Point of beginning. Containing 6.141 acres.

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.

DAS August
Dated: July 8, 2023.

Douglas Alan Selsor
Douglas Alan Selsor, Executor

STATE OF IOWA, COUNTY OF Polk, ss:

This record was acknowledged before me on August 8, 2023, by Douglas Alan Selsor as Executor of Estate of Carol J. Selsor.

Alex Prado
Signature of Notary Public



ALEX J PRADO
Commission Number 775356
My Commission Expires
October 22, 2024