



Document 2023 1880

Book 2023 Page 1880 Type 03 004 Pages 3

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Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$891.20

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INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 557,265⁰⁰

**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: Bradley Ray Parker and Rebecca Jo Parker, 2524 260th Lane,
Winterset, IA 50273

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

Grantors: Estate of Jay Wildin

Grantees: Bradley Ray Parker and Rebecca Jo Parker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
ESTATE OF JAY WILDIN,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013416

Pursuant to the authority and power vested in the undersigned, and in consideration of Five Hundred Fifty-Seven Thousand Two Hundred Sixty-Five Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Bradley Ray Parker and Rebecca Jo Parker, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) of Parker Acres Subdivision, located in the East Half of the Northwest Quarter ($\frac{1}{4}$) and 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., Madison County, Iowa.

AND


The Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; 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), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14); 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 said Section Fourteen (14), and in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirteen (13), 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 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

(1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), thence North 1,182.35 feet to the centerline of a county road; thence South 3°59' East 162.60 feet; thence South 17°13' East 173.40 feet; thence South 40°46' East 162.85 feet; thence South 55°28' East 348.45 feet; thence South 33°48' East 376.20 feet; thence South 7°00' East 203.66 feet to the south line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 88°26' West 690.35 feet to the point of beginning, containing 8.9256 acres.

There is no 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.

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: 8-10-2023



Vicki Martin

As Executor *in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on August 10, 2023, by Vicki Martin as Executor of the Estate of Jay Wildin.



Signature of Notary Public

