

BK: 2023 PG: 2094
Recorded: 8/31/2023 at 10:49:41.0 AM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Katherine E. McKain, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, Ph. 515.242.2484

Taxpayer Information: (name and complete address)

James Bell, et. al., 3271 130th Street, Cumming, IA 50061

Return Document To: (name and complete address)

Katherine E. McKain, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309

Grantor:

Merideth H. Northcutt, Ancillary Executor of the Estate of Donald K. Blackman
6023 N Waterbury Road
Des Moines, IA 50312

Grantee:

James Bell, Dennis Bell, and Karen Bell Reilly

Legal Description: See Exhibit "A"

Previously Recorded Document Information: Book 2023, Page 2081.

COURT OFFICER DEED

**In the Matter of the
Estate of Donald K. Blackman
now pending in the Iowa District Court in and for Madison County Case No. 05611 ESPR013437:**

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar and other valuable consideration, Merideth H. Northcutt, Ancillary Executor of the Estate of Donald K. Blackman ("Grantor"), hereby conveys to James Bell, an undivided 1/3 interest; Dennis Bell, an undivided 1/3 interest; and Karen Bell Reilly, an undivided 1/3 interest, as tenants in common (collectively, "Grantee"), all of its right, title, and interest in that certain real estate located in Madison County, Iowa and legally described on Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate").

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.

This deed is exempt pursuant to Iowa Code 428A.2(10), as a deed which, without additional consideration, supplements that certain Trustee's Warranty Deed, filed of record in the Office of the Madison County Recorder on 08-31, 2023, in Book 2023, at Page 208.

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

Effective Date: August 30, 2023.

[Signature Page Follows]

Exhibit "A"

[Legal Description – the Real Estate]

The West Three-fourths of the Northwest Quarter of Section 14, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "O" located in that part of the West Half of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 14 and the East Half of the Southeast Quarter of Section 15, all in Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in that Corrected Plat of Survey, filed of record in the Office of the Madison County Recorder on April 25, 2023, in Book 2023, at Page 838.