

BK: 2023 PG: 2848  
Recorded: 11/17/2023 at 3:32:57.0 PM  
Pages 4  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$35.00  
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)

Michael Joseph Nichols  
4620 Park Drive  
West Des Moines, IA 50265

**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  
2376 Doreen Court NE  
Atlanta, GA 30345

**Grantee:**

Michael Joseph Nichols

**Legal Description:** See Exhibit "A"

**Previously Recorded Document Information:** Book 2023, Page 2839.

**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 Michael Joseph Nichols ("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 November 17, 2023, in Book 2023, at Page 2839.**

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: November 17, 2023.

**[Signature Page Follows]**

**GRANTOR:**

Estate of Donald K. Blackman

*Merideth H. Northcutt*  
Merideth H. Northcutt, Ancillary Executor

STATE OF GA )  
 ) SS:  
COUNTY OF Dekalb )

This record was acknowledged before me on November 11, 2023, by Merideth H. Northcutt, as Ancillary Executor of the Estate of Donald K. Blackman.



*Hasan Momin*

NOTARY PUBLIC IN AND FOR SAID STATE

**Exhibit "A"**

[Legal Description – the Real Estate]

Parcel "O" located in the West Half (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14) and the East Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 89.31 acres, as shown in Corrected Plat of Survey filed in Book 2023, Page 838 on April 25, 2023, in the Office of the Recorder of Madison County, Iowa.