

BK: 2023 PG: 528
Recorded: 3/16/2023 at 8:19:13.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Breanna Young, 215 10th Street, Ste 1300, Des Moines, IA 50309
Taxpayer: Lu Ann Harkins, 530 Maple Ave, NE, PO Box 484, Earlham, IA 50072
Preparer: Breanna Young, 215 10th Street, Ste 1300, Des Moines, IA 50309, (515) 288-2500

COURT OFFICER DEED

**IN THE MATTER OF
THE ESTATE OF PAUL F. SCHAFER,
Deceased,**

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013216

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to **LU ANN HARKINS**, a single person, the following described real estate in Madison County, Iowa:

Lot Nine (9) and the South 23 feet of Lot Ten (10) of FANCHER'S ADDITION to the City of Earlham; AND

**AN UNDIVIDED ONE THIRD-INTEREST IN AND TO:
The Northwest Quarter (NW1/4) of Section Sixteen (16) Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M.; AND
Outlots Fifteen (15) and Sixteen (16) of B.F. ALLEN'S ADDITION to the Town of Earlham, and Lot Two (2) of the Official Plat of the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Six (6) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., EXCEPT the East 264 feet in width thereof and a strip of land containing Two (2) acres extending the entire width of said Lot Two (2), the East line of which is the West line of said East 264 foot strip, and ALSO EXCEPTING the North 360 feet of the West 150 feet of said Lot Two (2), and EXCEPT FURTHER that part of Lot Two (2), Official Plat of the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., described as follows: Beginning at a point on the North line of said Lot Two (2), 519 feet West of the Northeast lot corner, proceed 141.3 feet East**

along the North lot line to the Northwest corner of the Earlham Cemetery; thence South on a line parallel with the East line of said Lot Two (2) to a point on the South lot line; thence Westerly feet along the South line of Lot 2; thence Northerly to the Point of Beginning, all now being in and forming a part of the Town of Earlham, and containing 2.52 acres, more or less.

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.

This deed is exempt according to Iowa Code 428A.2(20). Distribution of assets to devisee under will.

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: March 10, 2023.

Dated: March 15, 2023.

Lu Ann Harkins



Lu Ann Harkins, Co-Executor
Estate of Paul F. Schafer, Deceased

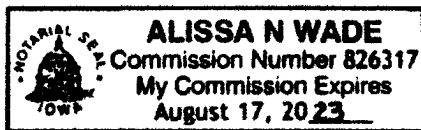
CHAD



Chad Harkins, Co-Executor
Estate of Paul F. Schafer, Deceased

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on March 10, 2023, by LU ANN HARKINS as Co-Executor of the ESTATE OF PAUL F. SCHAFER, Deceased.



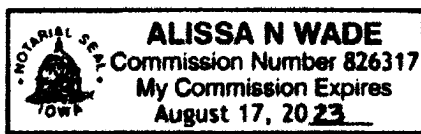
Alissa N Wade



Signature of Notary Public

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

This record was acknowledged before me on March 15, 2023, by CHAD HARKINS as Co-Executor of the ESTATE OF PAUL F. SCHAFER, Deceased.



Alissa N Wade



Signature of Notary Public

Online Notary Public. This notarial act involved the use of online audio/video communication technology.