

BK: 2023 PG: 843  
Recorded: 4/25/2023 at 11:17:10.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$239.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

72884085-8481558

**Return To:** Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

**Taxpayer:** Joel D. Koch and Jill N. Koch, 1184 Creamery Road, Dexter, Iowa 50070

**Preparer:** Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267



## COURT OFFICER DEED

IN THE MATTER OF  
THE ESTATE OF  
R. La VERE McCLEARY, Deceased,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013363

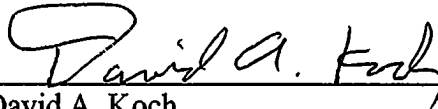
Pursuant to the authority and power vested in the undersigned, and in consideration of \$150,000.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to: **JOEL D. KOCH and JILL N. KOCH, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Eight (8), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.915 acres, as shown in Plat of Survey filed in Book 2021, Page 4500 on October 29, 2021, in the Office of the Recorder of Madison County, Iowa.

This deed is given in fulfillment of a real estate contract by and between R. La Vere McCleary as Seller and the grantees as Buyers, recorded on November 30, 2021 in Book 2021, Page 4871, in the Office of the Recorder of Madison County, Iowa. Since this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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.

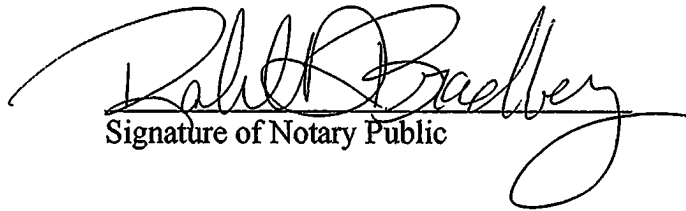
Dated: January 26, 2023.



\_\_\_\_\_  
David A. Koch  
As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on January 26, 2023, by David A. Koch as Executor of the Estate of R. La Vere McCleary, deceased.



\_\_\_\_\_  
Signature of Notary Public

## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 251040866011000

Land situated in the City of Dexter in the County of Madison in the State of IA

PARCEL "A" LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-NINE (29) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 3.915 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2021, PAGE 4500 ON OCTOBER 29, 2021, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 1184 Creamery Rd, Dexter, IA 50070-8501

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.