

\$90,000.00

BK: 2024 PG: 206
Recorded: 1/30/2024 at 1:06:41.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$143.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax statement
& Return to: Paige M. Grooms, 510 W Market Street, Saint Charles IA 50240

COURT OFFICER DEED

REG146580

IN THE MATTER OF THE
ESTATE OF

Jack Roland Daniels, Sr., Deceased

now pending in the Iowa District Court,
in and for Madison County, Iowa, Probate No. ESPR013438.

Pursuant to the authority and power vested in the undersigned, and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby convey to **Paige M. Grooms, a single person**, the following described real estate:

Lot Three (3) in Block Three (3) of CLANTON'S ADDITION OF 1888 to the
Town of St. Charles, Madison County, Iowa.

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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

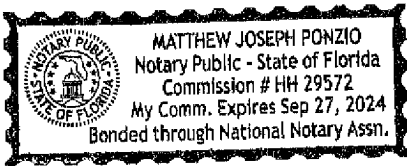
Dated: 1-22-2024

Estate of Jack Roland Daniels, Sr.

By Cynthia S. Strawn, Co-Executor
Cynthia S. Strawn, Co-Executor

Florida
STATE OF ~~IOWA~~, Lee COUNTY, ss:

On this 22 day of January, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Cynthia S. Strawn, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he as the fiduciary, executed the instrument as the voluntary act and deed of such person and of the fiduciary.



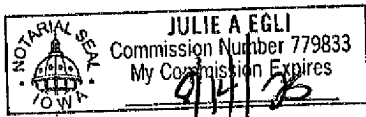
[Signature]
Notary Public

Estate of Jack Roland Daniels, Sr.

By Vicki M. Howell, Co-Executor
Vicki M. Howell, Co-Executor

STATE OF IOWA, Polk COUNTY, ss:

On this 25 day of January, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Vicki M. Howell, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he as the fiduciary, executed the instrument as the voluntary act and deed of such person and of the fiduciary.



[Signature]
Notary Public