



Document 2024 2108

Book 2024 Page 2108 Type 03 004 Pages 2  
Date 8/30/2024 Time 7:59:31AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$731.20  
Rev Stamp# 299 DOV# 294

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$ 457,500<sup>00</sup>

**COURT OFFICER DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Eric F. Turner, 1200 Grand Avenue, West Des Moines, IA 50265,  
Phone: 515-245-9509

**Taxpayer Information:** Benjamin Yetter, 1410 - 105th Street, Earlham, IA 50072

**Return Document To:** Eric F. Turner, 1200 Grand Avenue, West Des Moines, Iowa 50265

**Grantors:** Beverly E. Powell Estate

**Grantees:** Benjamin Yetter and Hannah Yetter

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



COURT OFFICER DEED

IN THE MATTER OF
BEVERLY E. POWELL ESTATE,
Deceased

now pending in the Iowa District Court in and for Polk County. Case No. ESCR 082503

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 Benjamin Yetter and Hannah Yetter, Joint tenants with full rights of survivorship and not as tenants-in-common, the following described real estate in Madison County, Iowa:

An undivided one-half interest in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-Seven (77) North, Range Twenty-Nine (29), West of the 5th P.M., Madison County, Iowa

Subject to covenants, easements, and restrictions of record.

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.

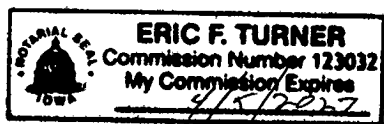
Dated: August 6, 2024

BEVERLY E. POWELL ESTATE

Lori J. Miller, Executor
Lori J. Miller, Executor

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on August 6, 2024, by Lori J. Miller as Executor of Beverly E, Powell Estate.



Eric F. Turner
Signature of Notary Public