

BK: 2024 PG: 2585  
Recorded: 10/22/2024 at 3:47:03.0 PM  
Pages 4  
County Recording Fee: \$62.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$65.00  
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)

Jennifer L Zahradnik, 920 12th St, PO Box 283, Belle Plaine, IA 52208, Phone: (319) 444-3285

**Taxpayer Information:** (name and complete address)

Nancy Gilman, 1828 Buffalo Rd, West Des Moines IA 50265

**Return Document To:** (name and complete address)

Jennifer L Zahradnik, 920 12th St, PO Box 283, Belle Plaine, IA 52208

**Grantors:**

Estate of Paul B Nardini

**Grantees:**

Nancy Gilman

**Legal Description:** See Page 2

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

**COURT OFFICER DEED**

THE MATTER OF  
THE ESTATE OF  
PAUL B NARDINI

now pending in the Iowa District Court in and for TAMA County Case No. ESPR006906

Pursuant to the authority and power vested in the undersigned, and in consideration of ONE (\$1.00) Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey to Nancy Gilman, a married person, the following described real estate in Madison County, Iowa:


See attachment for legal descriptions

**This deed is exempt according to Iowa Code 428A.2(20).**

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

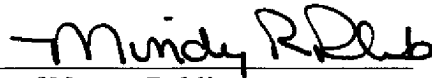
Dated: 10-22-2024.

  
Henry J Wehrman, Executor

STATE OF IOWA, COUNTY OF BENTON, ss:

This record was acknowledged before me on 10-22-2024, by Henry J Wehrman as Executor of the Estate of Paul B Nardini.



  
Signature of Notary Public

Attachment

Farm #1-Patterson

All that part of the East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, lying and being South of Public Highway designated as Iowa State Primary Road #92.

AND

Farm #2-Scott Township-Rhodes

The West Half (W $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) and the North 54 Acres of the East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-six (26) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

Farm #3 – Jefferson Township – Red Barn

The North 100 Rods of the West Fractional Half (W Fr $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) excepting therefrom a tract of land in the Southwest corner thereof 15 Rods in length North and South and 12 $\frac{1}{2}$  Rods in width East and West, and excepting therefrom a tract of land in the Northwest corner thereof described as commencing at the intersection of the South and East lines of the public highway on the North and West sides thereof and running South 320 feet, thence East 558 feet, thence North 320 feet, thence West 558 feet to the point of beginning, all in Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

Farm #4 – Madison Township – Home Place 120th

The East Half (E $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Fifteen (15), except the East One Acre of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), and the East 60 acres of the West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Fifteen (15), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa AND The West One Acre of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa.

AND

Farm #5 – Madison Township – West 60

The West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SE $\frac{1}{4}$ ) of Section Fifteen (15), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa. AND The Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Fifteen (15), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

Farm #6 – Douglas Township – Hogs Head

All that part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which lies East of a line described as follows: Commencing at a point on the North line of said 40-acre tract 948.5 feet West of the Northeast corner thereof, thence Southerly on a straight line 1317.8 feet to a point on the South line of said 40-acre tract 831.8 feet West of the Southeast corner thereof, excepting therefrom a tract described as follows: Commencing at a point on the South line of said 40-acre tract 615.01 feet East of the Southwest corner thereof,

thence Northwesterly on a straight line 186.1 feet to intersect said first described line at a point therein 1201.36 feet Southerly from its place of beginning, thence Southerly along said first described line to the South line of said 40-acre tract, thence East on said South line to the place of beginning, AND The South Half ( $S\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

Farm #7 – Jefferson Township – Logston

All that part of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Twenty-eight (28) lying South of the main channel of North Branch and containing 5.85 acres, more or less, in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa AND The Northwest Quarter ( $NW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Thirty-three (33), also a tract commencing at a point 6.6 rods south of the Northwest Corner of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Thirty-three (33), thence North to the North Branch of North River in Section Twenty-eight (28), thence following said stream in a Southeasterly direction to a point 284 feet East of the Northwest Corner of the East Half ( $E\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of said Section, thence following said stream in a Southerly direction to a point 356 feet East of the Northwest Corner of said Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ), thence following said stream in a Southerly direction to a point 6.6 rods South of the North Line of said last described 40-acre tract, thence West to the point of beginning, estimated to contain 9.2 acres, more or less; all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.