

\$642,890.00

BK: 2024 PG: 2774

Recorded: 11/15/2024 at 8:24:18.0 AM

Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$1,028.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main St., Adel, IA 50003, 515-697-4284

Taxpayer Information: (name and complete address)

Juanita M. Beeler, 2075 Kiowa Ave., Winterset, IA 50273

Return Document To: (name and complete address)

James E. Van Werden, 1009 Main St., Adel, IA 50003

Grantors:

Estate of Billy W. Christensen

Grantees:

Juanita M. Beeler

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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.

COURT OFFICER DEED

Estate of Billy W. Christensen
now pending in the Iowa District Court in and for Madison County. Case No. ESR013492

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in their representative capacity designated below, hereby Convey(s) to Juanita M. Beeler the following described real estate in Madison County, Iowa:

See attached.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: 11/8/24.

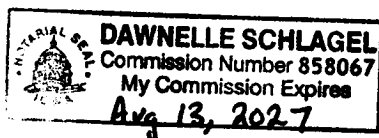
Deborah C Ham
Deborah C. Ham as Co-Executor of the Billy W. Christensen Estate

Dated: 11/8/24.

B L Amos
Brenda L. Amos as Co-Executor of the Billy W. Christensen Estate

STATE OF IOWA, COUNTY OF Dallas, ss:

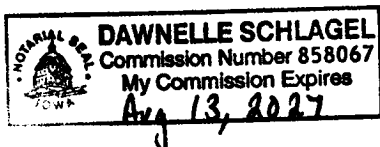
This record was acknowledged before me on Nov. 8, 2024, by Deborah C. Ham as Co-Executor of the Billy W. Christensen Estate.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Dallas, ss:

This record was acknowledged before me on Nov. 8, 2024, by Brenda L. Amos as Co-Executor of Billy W. Christensen Estate.



[Signature]
Signature of Notary Public

LEGAL DESCRIPTION

PARCEL H IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN BOOK 2024 AT PAGE 2614 IN THE OFFICE OF THE MADISON COUNTY RECORDER.