



Document 2024 2992

Book 2024 Page 2992 Type 03 004 Pages 3
Date 12/10/2024 Time 2:10:52PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$271.20
Rev Stamp# 423 DOV# 418
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$170,000⁰⁰

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Komondor Homes, LLC, 2197 175th Ct., Winterset, IA 50273

Return Document To: Komondor Homes, LLC, 2197 175th Ct., Winterset, IA 50273

Grantors: Estate of Michael Duane Clark

Grantees: Komondor Homes, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED


IN THE MATTER OF
ESTATE OF MICHAEL DUANE CLARK,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013500


Pursuant to the authority and power vested in the undersigned, and in consideration of One Hundred Seventy Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Komondor Homes, LLC, the following described real estate in Madison County, Iowa:

All that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) lying East of the center of U. S. Highway No. 169 and lying South and East of the present main channel of North River in Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and more specifically described as follows, to-wit:

Commencing at the East Quarter (1/4) Corner of said Section Twelve (12) which is the point of beginning, running thence North 771.6 feet along the section line to the center of the main channel of North River, thence South 70°18' West 110.0 feet along said channel, thence South 21°00' West 98.0 feet, thence South 13°48' East 230.0 feet, thence South 21°27' West 248.0 feet, thence South 62°00' West 300.0 feet, thence South 74°47' West 110.0 feet, thence North 64°29' West 170.9 feet, thence South 20°48' West 72.0 feet along the easterly right-of-way line of U. S. Highway No. 169, thence South 88°00' East 725.7 feet along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12) to the point of beginning, containing 3.1327 acres, except that part conveyed or used for road purposes or public highway.

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

Dated: 12-6-24


Melissa Clark

As Executor *in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on 12-06-2024, by
Melissa Clark as Executor of Estate of Michael Duane Clark.



Jennifer Stover
Signature of Notary Public