



Document 2024 328

Book 2024 Page 328 Type 03 004 Pages 3
Date 2/13/2024 Time 8:35:56AM
Rec Amt \$17.00 Aud Amt \$15.00

INDX
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, Iowa 50273-0067
Taxpayer: Daniel Wayne Stephenson, Trustee, Daniel Wayne Stephenson Trust,
2258 Pleasantview Trail, Peru, IA 50222
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
Phone: 515-462-4912

COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
BETTY MAE STEPHENSON, Deceased,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013450.

Pursuant to the authority and power vested in the undersigned, and in consideration of ----
-Estate Distribution-----, the undersigned, in the representative capacity designated below, hereby
Convey to Daniel Wayne Stephenson as Trustee of the Daniel Wayne Stephenson Trust under the
Last Will and Testament of Betty Mae Stephenson, the following described real estate in Madison
County, Iowa:

**Commencing at the Northeast corner of the Southeast Quarter (1/4) of Section
Ten (10), running thence West 16 rods, thence South 40 rods, thence East 16
rods, thence North 40 rods to the place of beginning; and the Southwest
Quarter (1/4) of Section Eleven (11), except commencing at a point 420 feet
South of the Northeast corner thereof, running thence West 300 feet, thence
South 40 feet to the center of Clanton Creek, thence in a Southeasterly
direction along the center of said Clanton Creek to the East line of said
Southwest Quarter (1/4) of Section Eleven (11), thence North along said East
line 420 feet to the place of beginning; and also except that part of the
Northeast Quarter (1/4) of the Southwest Quarter (1/4) lying and being North of
Clanton Creek and the public highway as now located and traveled across said
land, being North of the first herein described exception deeded to M. B.
Travis, and also excepting commencing at the Southwest corner of said
Southwest Quarter (1/4), running East on the Section line 1262 feet to the center**

of the highway, thence in a Northwesterly direction in the center of the highway to the West line of said Section Eleven (11), thence South on the Section line 863 feet to the place of beginning, all of said land lying and being in Township Seventy-four (74) North, Range Twenty-seven (27) West of the Fifth Principal Meridian.

AND


Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) of Section Nine (9) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

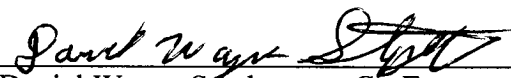
This Deed is a distribution of property to the Devisee under the Decedent's Last Will and Testament and is exempt from transfer tax under Iowa Code Section 428A.2(20).

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: 2/2/2024, 2024.

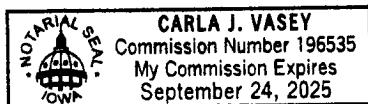

Tony Lee Stephenson, Co-Executor

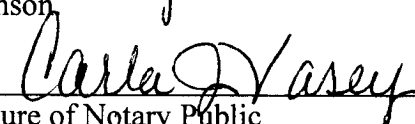

Patricia Ann Rynearson, Co-Executor


Daniel Wayne Stephenson, Co-Executor

STATE OF IOWA, COUNTY OF MADISON, ss:

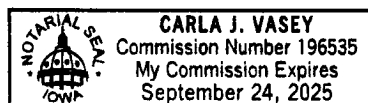
This record was acknowledged before me on January 31, 2024, by Tony Lee Stephenson as Co-Executor of Estate of Betty Mae Stephenson

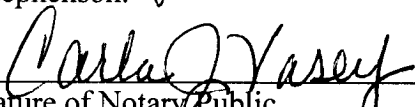



Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON, ss:

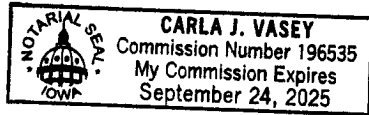
This record was acknowledged before me on January 29, 2024, by Patricia Ann Rynearson as Co-Executor of Estate of Betty Mae Stephenson.




Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on February 2, 2024, by Daniel Wayne Stephenson as Co-Executor of Estate of Betty Mae Stephenson.



Carla J. Vasey
Signature of Notary Public