



Document 2025 1080


Book 2025 Page 1080 Type 03 004 Pages 3
Date 5/05/2025 Time 12:47:12PM
Rec Amt \$17.00 Aud Amt \$10.00 INDX
Rev Transfer Tax \$399.20 ANNO
Rev Stamp# 145 DOV# 143 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$250,000⁰⁰

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: Boal Investments, LLC, 1415 28th St, Suite 160, West Des Moines, IA
50266

 **Return Document To:** Boal Investments, LLC, 1415 28th St, Suite 160, West Des Moines, IA
50266

Grantors: Spencer Fenimore as Executor of Estate of Randy Scott Fenimore

Grantees: Boal Investments, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

The Estate of Randy Scott Fenimore

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013554

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 Boal Investments, LLC, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Two (2), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, containing 1.32 acres, as shown in Amended Plat of Survey filed in Book 2007, Page 900 on March 5, 2007 in the Office of the Recorder of Madison County, Iowa; AND the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 25.06 acres, as shown in Amended Plat of Survey filed in Book 2011, Page 2706, on October 12, 2011 in the Office of the Recorder of Madison County, Iowa.



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.

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: 5-2-25

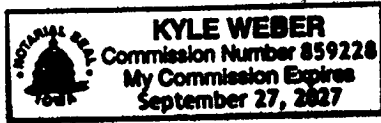

Spencer Fenimore

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 May 2, 2025, by Spencer Fenimore as
Executor of the Estate of Randy Scott Fenimore.



A handwritten signature in black ink, appearing to read "K. Weber", written over a horizontal line.

Signature of Notary Public