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Date 1/14/2025 Time 3:21:55PM

Rec Amt \$17.00 Aud Amt \$20.00

Rev Transfer Tax \$1,920.00

Rev Stamp# 19 DOV# 17

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$1,200,100

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Nathan Andrew Miller and Meghan Michel Miller, 1776 Millstream Ct, Winterset, IA 50273

Return Document To: Nathan Andrew Miller and Meghan Michel Miller, 1776 Millstream Ct, Winterset, IA 50273

Grantors: Randall Lee, Executor of Geraldine Lee Estate, 2716 Cedar Bridge Road, Winterset, Iowa, 50273

Grantees: Nathan Andrew Miller and Meghan Michel Miller, 1776 Millstream Ct, Winterset, IA 50273

Legal Description: See page 2

Document or instrument number if applicable:



COURT OFFICER DEED

IN THE MATTER OF
ESTATE OF GERALDINE M. LEE

now pending in the Iowa District Court in and for Madison County Case No. ESPR013505

Pursuant to the authority and power vested in the undersigned, and in consideration of One Million Two Hundred Thousand One Hundred Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Nathan Andrew Miller and Meghan Michel Miller, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7); **AND** all that part of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Six (6) lying South of the main channel of Middle River; **ALL IN** Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa. (S)

AND

The West Half (½) of the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Five (5); **AND** the West One-fourth (¼) of the Northwest Quarter (¼) of Section Eight (8), **EXCEPT** Parcel "C" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Eight (8), containing 5.011 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 240, on May 13, 1998 in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "D" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Eight (8), containing 14.399 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 241, on May 13, 1998 in the Office of the Recorder of Madison County, Iowa; **ALL IN** Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa. (S)

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: January 8, 2025.

Randall Lee
Randall Lee

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 January 8, 2025, by
Randall Lee as Executor of Geraldine M. Lee Estate.

Toni Marie Tindle
Signature of Notary Public

