



Document 2025 1682

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Rec Amt \$12.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓/ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Estate of James R. Nelson, c/o Ryan C. Nelson, Executor, 6243 29th Avenue N.E.,
Seattle, WA 98115
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

PATRICIA K. NELSON,
Deceased.

now pending in the Iowa District Court in and for Madison County. Case No. ESPR0 13584 .

Pursuant to the authority and power vested in the undersigned, and in consideration of ----
-Estate Distribution----- and other valuable consideration, the undersigned, in the representative
capacity designated below, hereby Conveys to the Estate of James R. Nelson, the following
described real estate in Madison County, Iowa:

**The West 30 feet of Lot One (1) except the South 8 feet thereof of Clark's
Irregular Survey of the North Quarter (¼) of the Southwest Quarter (¼) of the
Northeast Quarter (¼) of Section Thirty-six (36), in Township Seventy-six (76)
North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;**

AND

**The West Twenty-Seven (27) feet of the East Seventy-two (72) feet of Lot Two
(2) of Clark's Irregular Survey of the North One-fourth (N¼) of the Southwest
Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Thirty-six (36),**

Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND

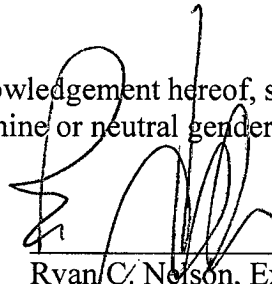
The East 45 feet of Lot Two (2) except the South 8 feet thereof, of Clark's Irregular Survey of the North Quarter (¼) of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, 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.

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 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.

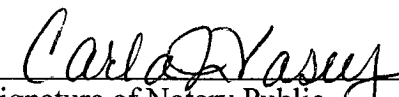
Dated: July 1, 2025



Ryan C. Nelson, Executor
Estate of Patricia K. Nelson

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on July 1, 2025 by Ryan C. Nelson as Executor of Estate of Patricia K. Nelson.



Signature of Notary Public

