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Date 1/21/2025 Time 8:30:57AM

Rec Amt \$17.00 Aud Amt \$10.00

INDX
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Jonathan M. Kimple, PO BOX341, Adel, IA 50003, Tel: 5154901883

Taxpayer Information: BENJAMIN MATTHEW KELLY, 1684 MUELLER COURT,
WINTEREST IA 50273

Return Document To: BENJAMIN MATTHEW KELLY, 1684 MUELLER COURT,
WINTERSET IA 50273

Grantors: ESTATE OF BENJAMIN MORGAN KELLY

Grantees: BENJAMIN MATTHEW KELLY

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
ESTATE OF BENJAMIN MORGAN KELLY,

now pending in the Iowa District Court in and for Dallas County. Case No. ESPR024866

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 BENJAMIN MATTHEW KELLY, the following described real estate in Madison County, Iowa:

An undivided one-half interest in: The Northeast Quarter (NE1/4) of Section Twenty-two (22)

AND

the West one-half (W1/2) of the Northwest Quarter (NW1/4) of Section twenty-three ((23)

AND

Parcel "A" located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-three (23) containing 4.986 acres, as shown in Amended Plat of Survey filed in Book 2003, Page 5596 on September 18, 2003, in the Office of the Recorder of Madison County, Iowa, all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th. P.M., Madison County, Iowa.

This deed is exempt according to 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: 1/21/2025

Ba Matthew Kelly
BENJAMIN MATTHEW KELLY

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 Jan. 21, 2025, by

BENJAMIN MATTHEW KELLY as Tenant of 2025.




Signature of Notary Public