



Document 2025 2786

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Ryan C. Nelson and Maggie Nelson, 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

CORRECTED
COURT OFFICER DEED

IN THE MATTER OF

THE ESTATE OF

JAMES R. NELSON,
Deceased.

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013565.

Pursuant to the authority and power vested in the undersigned, and in consideration of ---
--Three Hundred Forty Seven Thousand Eight Hundred Dollars----- and other valuable
consideration, the undersigned, in the representative capacity designated below, hereby Conveys
to Ryan C. Nelson and Maggie Nelson, as Joint Tenants with Full Rights of Survivorship and not
as Tenants in Common, the following described real estate in Madison County, Iowa:

**The South 17 Feet of the North 25 Feet of Lot Nineteen (19) of Clark's
Irregular Survey of the North One-fourth (1/4) of the Southwest Quarter (1/4)
of the Northeast Quarter (1/4) of Section Thirty-six (36) in Township Seventy-
six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison
County, Iowa, as shown by plat thereof recorded in Land Plat Record 1, Pag
66, of the records of the Recorder of said County; and Lot Six (6) of Bond-
Peterson Place, forming a part of the City of Winterset, Madison County,
Iowa;**

AND

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

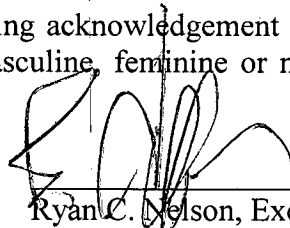
The East 45 feet of Lot Two (2) except the South 8 feet thereof, of Clark's Irregular Survey of the North Quarter (¼) of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County,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

This instrument corrects and supercedes the legal description in the instrument dated September 29, 2025 and filed for record on October 1, 2025 in the Madison County Recorder's Office in Book 2025 at Page 2654.

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: October 17, 2025



Ryan C. Nelson, Executor
Estate of James R. Nelson

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on October 17th, 2025 by Ryan C. Nelson as Executor of Estate of James R. Nelson.



Signature of Notary Public

