



Document 2025 639

Book 2025 Page 639 Type 03 004 Pages 3
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**COURT OFFICER DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Allen Akers, 2204 175th Court, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Patty Jean Akers Estate

Grantees: Allen Akers

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
PATTY JEAN AKERS,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013515

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 Allen Akers, the following described real estate in Madison County, Iowa:


See attached.

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 exempt according to Iowa Code 428A.2(21).

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.

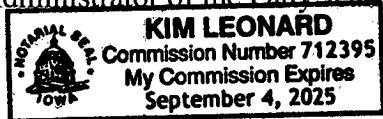
Dated: March 18, 2025


Allen Akers

As Administrator *in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on March 18, 2025, by Allen Akers as Administrator of the Patty Jean Akers Estate.




Signature of Notary Public

The East 22 and 3/8 acres of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) lying South of the Main Channel of North River; AND the West Half (1/2) of the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4); AND the North Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4); AND Lot Four (4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4); AND Lot Three (3) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4); AND all that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) lying South of the Main Channel of North River; **ALL IN** Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **EXCEPT** Parcel "A" located in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of said Section Seven (7), containing 5.000 acres, as shown in Plat of Survey filed in Book 2004, Page 1302 on March 26, 2004, in the Office of the Recorder of Madison County, Iowa.

AND

Parcel "A" located in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2004, Page 1302 on March 26, 2004, in the Office of the Recorder of Madison County, Iowa.

AND

The North 79.50 feet of the East 156.00 feet of Outlot 10 of Loughridge and Cassiday's Addition to the Town of Winterset, Madison County, Iowa.