



Document 2025 875

Book 2025 Page 875 Type 03 004 Pages 2

Date 4/14/2025 Time 10:48:06AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$47.20

ANNO

Rev Stamp# 124 DOV# 124

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$30,000

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

**Preparer Information:** Todd G. Nielsen, 211 N. Maple Street, Creston, IA 50801, Tel: 641-782-7007

**Taxpayer Information:** Nick Jeffrey Tussey and Alicia Renea Tussey, 1363 120th Street, Creston, IA 50801

**Return Document To:** Nick Jeffrey Tussey and Alicia Renea Tussey, 1363 120th Street, Creston, IA 50801

**Grantors:** Estate of Larry Ray Sevier

**Grantees:** Nick Jeffrey Tussey and Alicia Renea Tussey

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## COURT OFFICER DEED

IN THE MATTER OF  
THE ESTATE OF  
LARRY RAY SEVIER,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013535

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 **Nick Jeffrey Tussey and Alicia Renea Tussey, husband and wife as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common**, the following described real estate in Madison County, Iowa:

Parcel "C" located in the West Half of the Southwest Quarter (W1/2SW1/4) of Section Seventeen (17), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 4.07 acres, as shown in Plat of Survey filed in Book 2015, Page 3548 on November 25, 2015, in the Office of the Recorder of Madison County, Iowa.

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: 4/9/2025

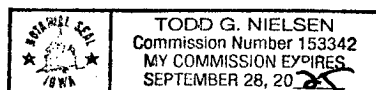
Jerry Dean Sevier  
Jerry Dean Sevier

As Executor \*in the above entitled estate or cause.

\*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

STATE OF Iowa, COUNTY OF Union, ss:

This record was acknowledged before me on 4/9/25, by Jerry Dean Sevier as Executor of Larry Ray Sevier Estate.



Todd G. Nielsen  
Signature of Notary Public