BK: 2026 PG: 3383
Recorded: 11/13/2026 at 9:38:47.0 AM
Pages 3
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.41
Combined Fee: $25.41
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

COURT OFFICER'S DEED

Recorder's Cover Sheet

Preparer Information:
Taylor M. Thompson, Modern Counsel, PLLC, 118 SE 4th Street, Suite 101F, Des Moines, Iowa 50309, 515-207-5138

Taxpayer Information:
Ramona K. Lacy, Trustee, 3104 Mary Lynn Drive, Urbandale, Iowa 50322

Return Document to:
Ramona K. Lacy, Trustee, 3104 Mary Lynn Drive, Urbandale, Iowa 50322

Grantors:
Ramona K. Lacy, Executor of the Estate of Janet G. Stokesbary, also known as Jan Gretalyn Stokesbary

Grantee:
Ramona K. Lacy, Trustee of the Revocable Trust of Janet G. Stokesbary

Legal Description:
Parcel "C" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded at Page 520 of Plat Book 3 in the Office of the Madison County Recorder.

Document or instrument number of previously recorded documents:
Document No. 2014 1643; Book 2012, Page 2616

COURT OFFICER'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That, pursuant to the authority vested in Ramona K. Lacy, Executor of the Estate of Janet G. Stokesbary, also known as Jan Gretalyn Stokesbary, Deceased, and in consideration of One Dollar and other valuable consideration in hand paid, the undersigned, in the representative capacity stated below, hereby conveys to Ramona K. Lacy, Trustee of the Revocable Trust of Janet G. Stokesbary, the following described real estate in Madison County, Iowa:

> Parcel "C" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded at Page 520 of Plat Book 3 in the Office of the Madison County Recorder.
>
> Commonly known as: part of 2174 Bevington Park Road, Saint Charles, Iowa 50240 (Madison County Parcel No. 460083666012000).

The Grantor is the duly appointed, qualified, and acting Executor of the Estate of Janet G. Stokesbary, also known as Jan Gretalyn Stokesbary, Iowa District Court for Madison County, Case No. ESPR013678. This conveyance is made pursuant to the Order of the Court entered November 10, 2026.

The Decedent, Janet G. Stokesbary, held title to the real estate as Jan Gretalyn Stokesbary, by Affidavit of Surviving Spouse recorded July 9, 2014, as Document No. 2014 1643 in the Office of the Madison County Recorder. Jan Gretalyn Stokesbary and Janet G. Stokesbary are one and the same person.

The Grantor warrants to the Grantee and the Grantee's successors in interest that the Grantor is the duly appointed, qualified, and acting fiduciary of the Estate; that the Grantor has full power and authority to make this conveyance; and that the Grantor has complied with the law and the orders of the Court in making it.

Exempt from the real estate transfer tax and the declaration of value under Iowa Code §§ 428A.1(2) and 428A.2(20), as a distribution of assets to a devisee under a will. No groundwater hazard statement is required because no declaration of value is submitted (Iowa Code § 558.69(1)).

Words and phrases in this deed, including the acknowledgment, shall be construed as singular or plural and in the gender the context requires.

Dated: 11/13/2026

Ramona K. Lacy, Executor of the
Estate of Janet G. Stokesbary, also known as
Jan Gretalyn Stokesbary

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on November 13, 2026, by Ramona K. Lacy as Executor of the Estate of Janet G. Stokesbary, also known as Jan Gretalyn Stokesbary.

Valerie Harryman
Notary Public in and for the State of Iowa

VALERIE HARRYMAN
Commission Number 847274
My Commission Expires
4/10/29