

BK: 2026 PG: 610
Recorded: 3/6/2026 at 2:36:59.0 PM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: John D. Twillmann, 222 E. Market Street, Box 127, Panora, IA 50216,
Tel: 641-755-2131

Taxpayer Information: John D. Wells, 1584 – 120th, Earlham, Iowa 50072

Return Document To: John D. Wells, 1584 – 120th, Earlham, Iowa 50072

Grantors: Robert C. Wells Residuary Trust

Grantees: Michael R. Wells, Mary W. Jobst, Susan M. Weinheimer, Brenda W. Squillante, John
D. Wells and Jodi L. Winfrey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
Robert C. Wells Residuary Trust,

now pending in the Iowa District Court in and for Dallas County Case No. TRPR020238

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey to Michael R. Wells, Mary W. Jobst, Susan M. Weinheimer, Brenda W. Squillante, John D. Wells and Jodi L. Winfrey, as Tenants in Common, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to: The Northwest Quarter (NW1/4) of Section Eight (8), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa; AND The South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa, subject to and together with any discrepancies, conflicts in boundary lines shortage in area, encroachments and any facts which a correct survey, map and inspection of the property would disclose and which are not shown by public record.

This deed is exempt according to Iowa Code 428A.2(22).

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.

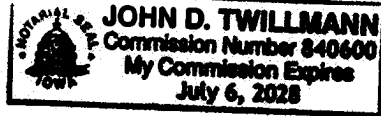
Dated: March 6, 2026

John David Wells, Co-Trustee of the
Robert C. Wells Residuary Trust

Michael Robert Wells, Co-Trustee of the
Robert C. Wells Residuary Trust

STATE OF IOWA, COUNTY OF GUTHRIE ss:

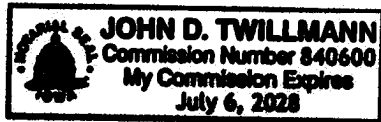
This record was acknowledged before me on March 6, by John David Wells as Co-Trustee of the Robert C. Wells Residuary Trust.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF GUTHRIE, ss:

This record was acknowledged before me on March 6, by Michael Robert Wells as Co-Trustee of the Robert C. Wells Residuary Trust.



[Signature]
Signature of Notary Public