



Document 2009 3444

Book 2009 Page 3444 Type 03 004 Pages 4

Date 11/13/2009 Time 3:46 PM

Rec Amt \$24.00 Aud Amt \$5.00

Rev Transfer Tax \$351.20

Rev Stamp# 299 DOV# 310

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

1
3



\$220,000

COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. P201

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Todd Kitzerow and Nicole Kitzerow, 2488 Bevington Park Rd., St. Charles, IA 50240

✓ **Return Document To:** (Name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

IN THE MATTER OF
THE ESTATE OF
JUDITH A. AYERS, Deceased.
Gregory J. Ayers

Grantees:

Todd Kitzerow
Nicole Kitzerow

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF _____

THE ESTATE OF _____

JUDITH A. AYERS, Deceased. _____

now pending in the Iowa District Court

in and for MADISON County. PROBATE No. ESPRO12233

Pursuant to the authority and power vested in the undersigned, and in consideration of \$220,000.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Todd Kitzerow and Nicole Kitzerow as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:

See Exhibit "A" attached

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: Nov. 2, 2009

By _____ Title _____
By _____ Title _____
Gregory J. Ayers
Gregory J. Ayers

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

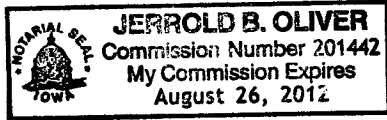
*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Nov 2, 2009, by Gregory I. Ayers

as Executor
of the Estate of Judith A. Ayers



Jerrold B. Oliver, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

as _____
of _____

_____, Notary Public

Acknowledgment for Corporation

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

as _____
of _____

on behalf of said corporation as fiduciary.

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

as _____
of _____

on behalf of said corporation as fiduciary.

_____, Notary Public

EXHIBIT "A"

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the West 40 feet thereof, **AND EXCEPT** all that part thereof lying and being South and East of the public highway as now located and traveled, containing 2 acres, more or less, **ALSO EXCEPT** the following 3 tracts:

1. Commencing at a point 40 feet East of the Southwest corner of said forty-acre tract, running thence East on the South line thereof 208.75 feet, thence North 208.75 feet, thence West parallel with the South line thereof 208.75 feet, thence South to the Place of Beginning, containing 1 acre, more or less;
2. Parcel "F" located in said Southwest Quarter (1/4) of the Southwest Quarter, containing 1.6653 acres, as shown in Plat of Survey filed in Book 2003, Page 4950 on August 20, 2003, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "G" located in said Southwest Quarter (1/4) of the Southwest Quarter (1/4), containing 1.87 acres, as shown in Plat of Survey filed in Book 2008, Page 2771 on September 12, 2008, in the Office of the Recorder of Madison County, Iowa;

