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LISA SMITH, COUNTY RECORDER  
MADISON IOWA



## COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form No. P201  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Frances Marie Brant, 1171 Truro Pavement, Osceola, IA 50213

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

G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Grantors:**

Richard Wayne Anderson, Executor of  
the Will of Ruth Elsie Anderson

**Grantees:**

Frances Marie Brant

**Legal description:** See Page 2

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



### COURT OFFICER DEED

IN THE MATTER OF \_\_\_\_\_

THE ESTATE OF \_\_\_\_\_

RUTH ELSIE ANDERSON, DECEASED

now pending in the Iowa District Court

in and for MADISON County, PROBATE No. ESPRO12115

Pursuant to the authority and power vested in the undersigned, and in consideration of \_\_\_\_\_ Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to  
Frances Marie Brant

the following described real estate in MADISON County, Iowa:

The South Half of the Southeast Quarter of Section Twenty-three, in Township Seventy-four North, Range Twenty-eight West of the 5th P.M., Madison County, Iowa; AND Parcel "A" in the Northeast Quarter of Section Twenty-six, Township Seventy-four North, Range Twenty-eight West of the 5th P.M., Madison County, Iowa, as specifically described on the attached and incorporated Exhibit 1.

This Court Officer Deed transfers a distribution of assets to a devisee under the Last Will and Testament of Ruth Elsie Anderson and pursuant to a Family Settlement Agreement among James Robert Anderson, Frances Marie Brant and Richard Wayne Anderson.

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: May 9, 2008

By \_\_\_\_\_ Title Richard Wayne Anderson  
Richard Wayne Anderson

By \_\_\_\_\_ Title \_\_\_\_\_

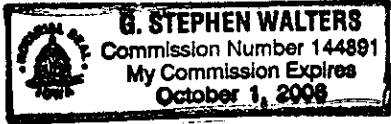
As \_\_\_\_\_ \*in the \_\_\_\_\_ As Executor \_\_\_\_\_ \*in the  
above entitled estate or cause. above entitled estate or cause.

\*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 May 9, 2008, by Richard Wayne Anderson  
as Executor  
of The Estate of Ruth Elsie Anderson



G. Stephen Walters, 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 \_\_\_\_\_

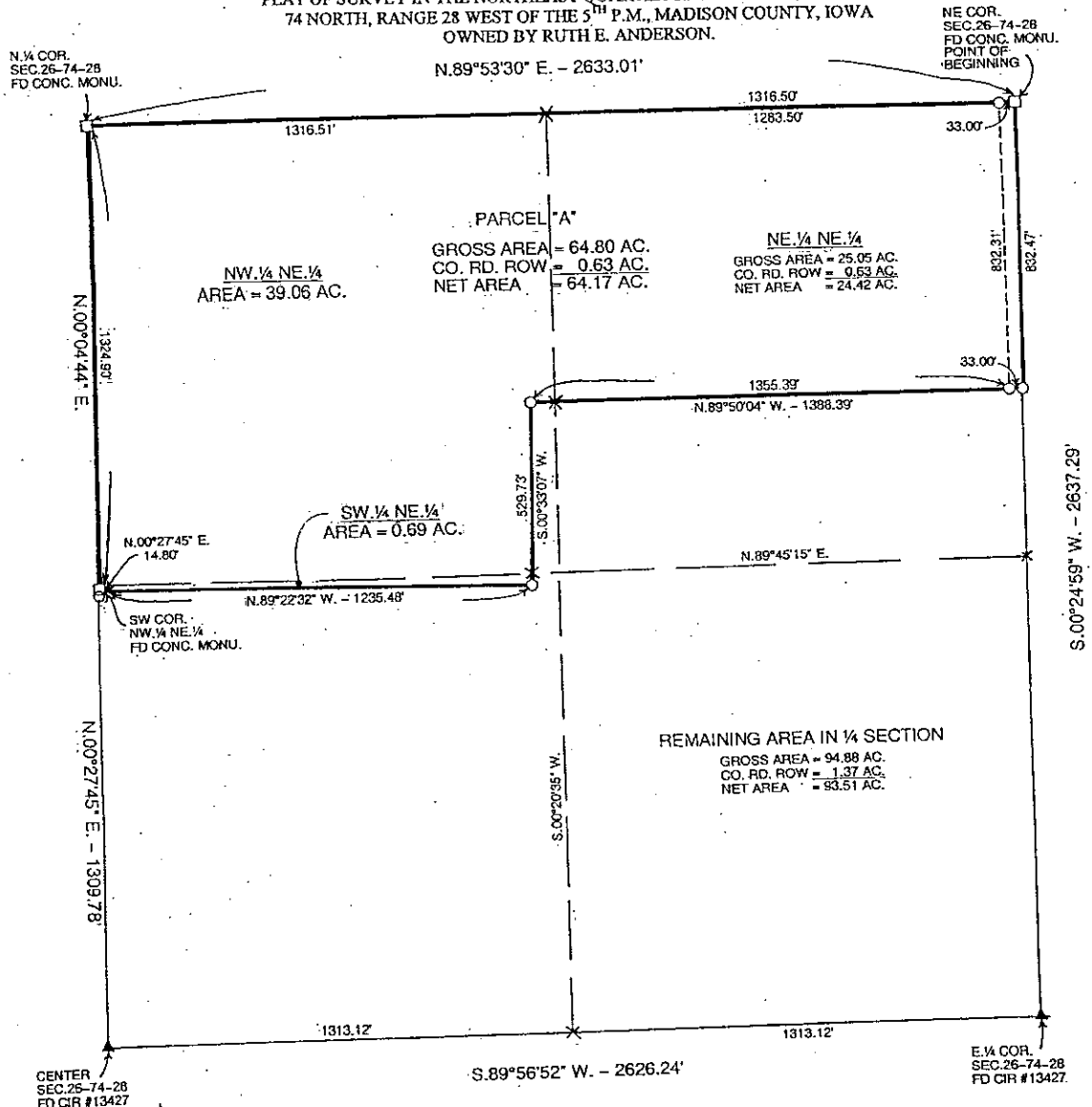
This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_  
on behalf of said corporation as fiduciary.

\_\_\_\_\_, Notary Public

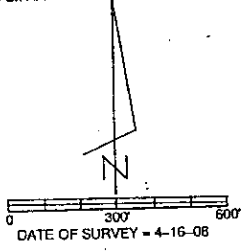
VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA • 50273

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995  
 JAMES M HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462 9845

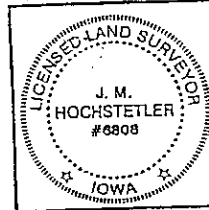
PLAT OF SURVEY IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP  
 74 NORTH, RANGE 28 WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA  
 OWNED BY RUTH E. ANDERSON.



**LEGAL DESCRIPTION:**  
 Parcel "A" in the Northeast Quarter of Section 26, Township 74 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:  
 Beginning at the Northeast Corner of Section 26, Township 74 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South along the East line of the Northeast Quarter of said Section 26; thence North 89°50'04" West 1388.39 feet; thence South 00°33'07" West 529.73 feet; thence North 89°22'32" West 1235.48 feet to a point on the West line of the Southwest Quarter of the Northeast Quarter of said Section 26; thence North 00°27'45" East 14.80 feet to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 26; thence North 00°04'44" East 1324.90 feet to the North Quarter Corner of said Section 26; thence North 89°53'30" East 2633.50 feet to the Point of Beginning containing 64.80 acres including 0.63 acres of County Road right-of-way.



- CAPPED IRON ROD (CIR) #6808 SET
- ▲ CIR #13427 FOUND
- IA DOT CONCRETE MONUMENT FOUND
- × CALCULATED POINT (NOTHING SET)
- COUNTY ROAD ROW
- - - 1/4-SECTION



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
 J.M. Hochstetler  
 License number 6808 Date 4/25/08  
 My license renewal date is December 31, 2011  
 Pages or sheets covered by this seal: 1

