

*Dec 2004*  
*John Welch*  
*Debbie Corkran*

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

Preparer Information: Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731  
Individual's Name Street Address City

COMPUTER RECORDED   
COMPARISON

Address Tax Statement : Schoenauer Property Management, 8350 Hickman Road, Suite 5, Clive, IA 50325

SPACE ABOVE THIS LINE FOR RECORDER



### COURT OFFICER DEED

IN THE MATTER OF THE ESSTATE  
OF  
RONALD N. BRITAIN, DECEASED

now pending in the Iowa District Court

in and for MADISON County, PROBATE No. 11741

Pursuant to the authority and power vested in the undersigned, and in consideration of distribution Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Christy Thornburg

the following described real estate in MADISON County, Iowa:

The East six inches of Lot Three (3) and Lot Two (2) except a tract described as follows: Commencing at the northeast corner of said Lot Two (2); thence West 15 feet; thence South 32.6 feet; thence West 4 feet; thence South 47.4 feet; thence East 19 feet; thence North 80 feet to the point of beginning, in Block Twenty-five (25) of the Original Town of Winterset, Madison County, Iowa.

Subject to a Contract wherein Ronald Britain and Freda Britain, husband and wife, were Sellers, and Linda G. Dragotto was Buyer, which Contract was filed for record March 24, 1994, in Book 59, Page 155, in the Office of the Madison County Recorder

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: \_\_\_\_\_

By \_\_\_\_\_ Title Christy Thornburg

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

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

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

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 15<sup>th</sup> day of December, 2004 before me, the undersigned, a Notary Public in and for said state, personally appeared Christy Thornburg

to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that such person(s), as such fiduciary(ies), executed the same as the voluntary act and deed of such person(s) and of such fiduciary(ies).

Lewis H. Jordan  
\_\_\_\_\_  
Notary Public in and for said State

