

FILED NO. **003447**
BOOK 2001 PAGE 3447
(PAGE 3447)
2001 AUG -7 PM 3:30

REC \$ 10.00
AUD \$ 10.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED _____

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSSET, (515) 462-4912
Individual's Name Street Address City Phone

Address Tax Statement : Mary Ann Green
1205 West Court Avenue, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



COURT OFFICER DEED

IN THE MATTER OF _____
THE ESTATE OF _____
CLARENCE E. JOHNSON, Deceased

now pending in the Iowa District Court

in and for Madison County, Probate No. ESPRO11392

Pursuant to the authority and power vested in the undersigned, and in consideration of Estate Distribution Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to MARY ANN GREEN

the following described real estate in Madison County, Iowa:

See Addendum attached hereto.

NOTE: This instrument corrects and supersedes the legal description of the real estate in the Court Officer Deed dated March 15, 2001, and filed for record on March 20, 2001, in the Madison County Recorder's Office in Deed Record Book 2001 at Page 1088 and ALSO corrects and supersedes the legal description of the real estate in the Court Officer Deed dated June 13, 2001, and filed for record on June 21, 2001, in the Madison County Recorder's Office in Deed Record Book 2001 at Page 2604.

NOTE: This distribution is pursuant to the Last Will and Testament of Clarence E. Johnson and is subject to the reservation of rights in favor of Lois E. Stuart under Item IX of the Decedent's Last Will and Testament.

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: July 12, 2001

By _____ Title Michael K. Johnson
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

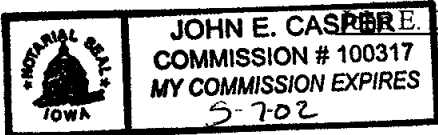
STATE OF IOWA, COUNTY OF MADISON, ss:

On this 12th day of July, 2001 before me, the undersigned, a Notary Public in and for said state, personally appeared Michael K. Johnson

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).

John E. Casper

Notary Public in and for said State



The Northeast Quarter (¼) of Section Thirty-five (35) Except a parcel of land described as commencing at the North Quarter Corner of Section Thirty-five (35), thence N. 90°00'00" E. 91.66 feet along the North line of the Northeast Quarter (¼) of said Section Thirty-five (35) to the Point of Beginning, thence continuing N. 90°00'00" E 1455.09 feet to the point on the northerly right-of-way line of U.S. Highway 169 and Iowa Highway 92; thence along said Highway right-of-way S 62°33'48" W 524.71 feet; thence N 83°44'36" W 280.32 feet; thence S 4°04'30" W 8.95 feet to the centerline of county road; thence along said county road centerline Northwesterly 612.81 feet along a 818.50 feet radius curve concave Southerly, with a 598.59 feet long chord bearing N 68°26'30" W; thence N 89°55'31" W 153.39 feet to the Point of Beginning, containing 3.6298 acres including 1.4839 acres of County Road Right-of-Way easement; AND the North Half (½) of the North Half (½) of the Southeast Quarter (¼) of Section Thirty-five (35), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

The East Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except that portion conveyed to the Chicago, Rock Island and Pacific Railroad Company, for railroad right-of-way, and Except Beginning at the Southeast corner of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; thence West 1313.15 feet to the Southwest corner of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-six (26) and the Point of Beginning; thence North 0°02' West 404.45 feet; thence East 598.10 feet; thence South 0°25' West 404.45 feet to a point 594.92 feet East of the Point of Beginning; thence West to the Point of Beginning, and containing 5.54 acres more or less, including the present highway, and Except a parcel of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of said Section Twenty-six (26); thence S 90°00' W. 718.2 feet along the South line of said Southeast Quarter (¼) of the Southeast Quarter (¼); thence N 0°25' E, 102.7 feet; thence N 72°47½' E, 260.8 feet; thence N 61°53' E 347.9 feet to a point on the present westerly right of way line of the C.R. I. & P. Railroad; thence S 30°52' E, 314.8 feet along said present westerly right of way line to a point on the East line of said Southeast Quarter (¼) of the Southeast Quarter (¼); thence S 0°00' E, 73.6 feet along said East line to the Point of Beginning, containing 3.4 acres, more or less, of which 0.7 acres, more or less, is within existing road easement.