

003590

REC \$ 15⁰⁰
AUD \$ 3⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER ☒
RECORDED ☒
COMPAKED ☐

FILED NO. _____
BOOK 2002 PAGE 3590

2002 JUL 23 PM 12:39
(12:39 PM)

Preparer Information James E. Van Werden, 1009 Main St., P.O. Box 99, Adel, IA 50003, (515) 993-4545

Individual's Name

Street Address

City



Address Tax Statement: Lawrence Keller, 1238 Badger Creek Rd,
Van Meter, IA 50241

RECEIVED
RECORDED
SPACE ABOVE THIS LINE
FOR RECORDER

COURT OFFICER DEED

IN THE MATTER OF

THE ESTATE OF

CAROLD RINARD, Deceased.

now pending in the Iowa District Court

in and for Madison County, Probate No. ESPRO 11511

Pursuant to the authority and power vested in the undersigned, and in consideration of \$ 1.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to
Lawrence W. Keller and Ramona J. Keller, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

See attached legal description

Consideration less than \$500.00

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: April 4, 2002

By Troy C. Rinard
Troy C. Rinard Title
By Holly Jo Underwood
Holly Jo Underwood Title

As Co-Executors *in the
above entitled estate or cause.

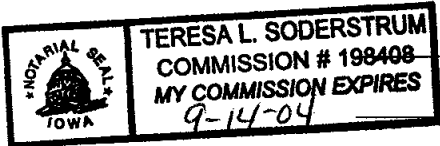
As *in the
above entitled estate or cause.

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

STATE OF Iowa, COUNTY OF Dallas, ss:

On this 4th day of April, 2002 before me, the undersigned, a Notary Public in and for said state, personally appeared
Troy C. Rinard

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).



Teresa L. Soderstrom

, Notary Public in and for said State

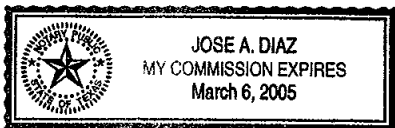
STATE OF _____, COUNTY OF _____, SS:

On this _____ day of _____, _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____ and _____, to me personally known, who being by me duly sworn, did say that they are the _____ and _____, respectively, of said corporation; that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that the instrument was signed (and sealed) on behalf of said corporation by authority of it's Board of Directors; and that _____ and _____ acknowledged the execution of said instrument to be the voluntary act and deed of the corporation as such fiduciary, by it, by them and as such fiduciary voluntarily executed.

_____, Notary Public in and for said State

STATE OF Texas, COUNTY OF El Paso, SS:

On this 16th day of April, 2002, before me, the undersigned, a Notary Public in and for said state, personally appeared Holly Jo Underwood to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that such person, as such fiduciary, executed the same as the voluntary act and deed of such person and of such fiduciary.



[Signature] Texas
Notary Public in and for said State

LEGAL DESCRIPTION:

Parcel "A", which is located in the Southwest Quarter of the Northeast Quarter of Section 13, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Center of Section 13, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°05'14" East, 567.99 feet along the West line of the Northeast Quarter of said Section 13 to the Point of Beginning; thence North 0°05'14" East, 339.55 feet along the West line of the Northeast Quarter of said Section 13; thence South 89°54'55" East, 1302.03 feet; thence South 0°07'20" West, 541.33 feet; thence South 87°58'06" West, 560.83 feet; thence North 34°09'53" West, 167.89 feet; thence South 87°54'46" East, 426.84 feet; thence North 1°54'55" West, 304.42 feet; thence North 89°54'55" West, 649.68 feet; thence South 2°05'05" West, 219.91 feet; thence North 87°54'46" West, 405.60 feet to the Point of Beginning. Said Parcel contains 9.287 acres, including a 0.394 acres of County Road right-of-way.



A permanent easement for ingress and egress, the perimeter of which is described as follows:

Commencing at the Center of Section 13, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 00°05'14" East 567.99 feet to the Point of Beginning; thence South 87°54'46" East 345.60 feet along a line of Parcel "A"; thence North 02°05'05" East 351.84 feet to a point on the North line of Parcel "A"; thence South 89°54'55" East 60.04 feet along said North line; thence South 02°05'05" West 415.00 feet along a projection of a line of Parcel "A"; thence North 87°54'46" West 403.47 feet; thence North 00°05'14" East 61.10 feet to the Point of Beginning.

Reservation of Mineral Rights: There is excepted from this conveyance all oil, gas and other minerals, and the Grantors reserve for themselves all oil, gas and other minerals in, under and that may be produced from the land herein described that have not heretofore been reserved, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals and removing the same therefrom.