

REAL ESTATE TRANSFER
 TAX PAID 55
 STAMP #
 \$ 135.20
 RECORDER
5-23-03 Madison
 DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00

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 FILED NO. _____
 BOOK 2003 PAGE 3043
 2003 MAY 23 PM 2:39

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA
 PH # (515) 278-0623

This instrument prepared by and return to:
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Mail tax statements to:
 DONALD ACHESON and DALE ACHESON, 3367 - 218th Street, Rural Bevington, Iowa 50229

File # 1257

\$ 85,000.00

COURT OFFICER'S DEED

IN THE MATTER OF THE ESTATE OF
 LEONARD WATSON HODGES

Deceased,

now pending in the Iowa District Court - Madison County, Probate No. ESPR 011622

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar (\$1.00) and other good and valuable consideration, **Ronald Frederick Jones, the duly-appointed Executor of the Estate of Leonard Watson Hodges**, hereby conveys to **Donald Acheson and Dale Acheson**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa, to-wit:

The E ¼ of the NW ¼ of the SE ¼ of Section 36, and a tract described as follows: Commencing 20 rods West of the NE corner of the NW ¼ of the SE ¼ of said Section 36, thence South 16 rods, thence West 20 rods, thence North 16 rods, thence East 20 rods to the place of beginning, all in Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa

Locally known as 3367 - 218th Lane, St. Charles, Iowa 50240-8504

Also locally known as 3367 - 218th Street, Rural Bevington, Iowa 50229

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquish all rights of dower, homestead, and distributive share in and to the real estate.

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

STATE OF IOWA)
) SS:
 COUNTY OF POLK)

Dated: 05/21/03

On this 21st day of May, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Ronald Frederick Jones, Executor of the Estate of Leonard Watson Hodges**, 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.

Ronald Frederick Jones
 Ronald Frederick Jones
 Executor of the Estate of
 Leonard Watson Hodges

Ross F. Barnett

Notary Public in and for the State of Iowa

