

ENTERED FOR TAXATION
THIS 05 DAY OF Oct 2005
Jan Welch
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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER ☒
RECORDED ☒
COMPARED ☒



COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. P201

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court, P. O. Box 67, Winterset, IA 50273

Taxpayer Information: (Name and complete address)

SHERYLL PHILIPS, MICHAEL INGRAM and RANDALL INGRAM
c/o RANDALL INGRAM
2402 WEST EUCLID AVENUE, INDIANOLA, IA 50125

Return Document To: (Name and complete address)

FLANDER, CASPER & ROSIEN, P.C.
223 EAST COURT AVENUE, P. O. BOX 67
WINTERSET, IA 50273

Grantors:

CLIFFORD J. INGRAM ESTATE

Grantees:

SHERYLL PHILLIPS, MICHAEL INGRAM
and RANDALL INGRAM

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF _____

THE ESTATE OF _____

CLIFFORD J. INGRAM _____

now pending in the Iowa District Court

in and for MADISON County, PROBATE No. ESPRO11871

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
SHERYLL PHILLIPS, MICHAEL INGRAM and RANDALL INGRAM

2025
2010
2005

the following described real estate in MADISON County, Iowa:

See real estate description attached hereto as Exhibit "A" and by this reference made a part hereof.

This instrument is transferring assets under decedent's will and is exempt from transfer tax under Iowa Code Section 428A.2(20).

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: October 3, 2005

By _____

Title

Randall P. Ingram
RANDALL INGRAM

By _____

Title

As _____ *in the
above entitled estate or cause.

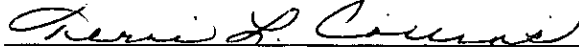
As EXECUTOR _____ *in the
above entitled estate or cause.

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

STATE OF IOWA, COUNTY OF MADISON, ss:

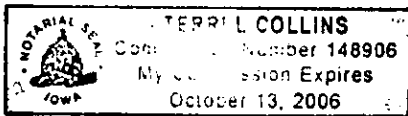
On this 3rd day of October, 2005 before me, the undersigned, a Notary Public in and for said state, personally appeared
RANDALL INGRAM

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).



Terri L. Collins

, 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

EXHIBIT "A"

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), and the North Half (1/2) of the Northwest Quarter (1/4) except the following-described tract of land, to-wit: Commencing at the Southwest corner of said North Half (1/2) of the Northwest Quarter (1/4) and running thence North 13 rods, thence East 12 4/13 rods, thence South 1 4/9 rods, thence East 27 9/13 rods, thence South 11 5/9 rods to the South line of said 80-acre tract, thence West 40 rods to the place of beginning, in Section Fifteen (15), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except a tract described as commencing at the Northwest corner of said Section Fifteen (15) thence South 00°00'00" 493.48 feet along the West line of the Northwest Quarter (1/4) of said Section Fifteen (15) to the point of beginning; thence continuing South 00°00'00" 617.74 feet to a point that is 214.50 feet North of the Southwest Corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fifteen (15); thence North 85°58'09" East 203.08 feet; thence South 00°00'00" 23.83 feet; thence North 85°58'09" East 442.17 feet; thence North 01°55'00" West 612.51 feet; thence South 88°32'00" West 623.37 feet to the point of beginning; said tract contains 9.01 acres, including 0.71 acres of public road right-of-way, EXCEPT Parcel "D" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 15.524 acres, as shown in Plat of Survey filed in Book 2002, Page 5916 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "E" in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. Thence South 00°18'30" East 553.44 feet along the West line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4) to the Southwest Corner of existing Parcel "D" which is the Point of Beginning; thence North 89°02'02" East 344.45 feet along the South line of existing Parcel "D" thence South 00°18'30" East 381.00 feet; thence South 89°02'02" West 344.45 feet to a point on the West line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4); thence North 00°18'30" West 381.00 feet to the Point of Beginning containing 3.013 acres including 0.289 acres of County Road right-of-way.