

NOV 14 2005
Jan W. Welch
Debby Carlson

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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>



COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Ivan McDonald, Karen Beckman, Jill D. Hoffman and Thomas B. McDonald
3300 Twana Dr.
Des Moines, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Estate of Clarence McDonald

Grantees:

Ivan McDonald
~~Karen Beckman~~
Jill D. Hoffman
Thoams B. McDonald

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

THE ESTATE OF _____

CLARENCE MCDONALD _____

now pending in the Iowa District Court

in, and for _____ MADISON _____ County, _____ PROBATE _____ No. ESPR011880

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
Ivan McDonald, Karen Beckman, Jill D. Hoffman and Thomas B. McDonald

the following described real estate in _____ Madison _____ County, Iowa:
An undivided one half (1/2) interest in and to Lot Four (4) in Block One (1) of Pitzer's Addition to the Town of Winterset, Madison County, Iowa

This is subject to a life estate held by Elsie E. Riley McDonald pursuant to the terms and conditions of the Warranty Deed from Clarence McDonald and Elsie E. Riley McDonald, husband and wife to Clarence McDonald and Elsie E. Riley McDonald, dated April 8, 1999, and filed April 8, 1999, in Book 63, Page 60 of the Recorder's Office of Madison County, Iowa.

This deed is given for the purpose of making distribution in the above estate. Therefore no Declaration of Value or Ground Water Statement is required.

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 21 2005 _____

By _____ Title Ivan A. McDonald

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 POLK, ss:

On this 21 day of October, 2005 before me, the undersigned, a Notary Public in and for said state, personally appeared Ivan A. McDonald

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).

Elizabeth A. Berte

ELISABETH A. BERTE
NOTARIAL SEAL - STATE OF IOWA
COMMISSION NUMBER 727563
MY COMMISSION EXPIRES 03/23/2007

Elizabeth A. Berte, 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