

REC \$ 10<sup>00</sup>  
AUD \$ 10<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

2727

FILED NO. \_\_\_\_\_

BOOK 62 PAGE 859

99 JAN -4 PM 2: 15

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
(515) 758-2267

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, IA 50072

SPACE ABOVE THIS LINE  
FOR RECORDER



### COURT OFFICER DEED

IN THE MATTER OF \_\_\_\_\_

THE ESTATE OF \_\_\_\_\_

MABLE G. WESTPHAL, Deceased,

now pending in the Iowa District Court

in and for Polk County, Probate No. ES 43360

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollars and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to

JOHN H. WESTPHAL, PATRICIA A. SPILLERS, and JANICE L. KIRK,

the following described real estate in Madison County, Iowa:

See Legal Description attached hereto and by this reference incorporated herein.

This transfer is for distribution of an asset from an estate and is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(20), Code of Iowa.

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

Dated: December 30, 1998

*John H. Westphal*  
(John H. Westphal)

By \_\_\_\_\_ Title \_\_\_\_\_

By \_\_\_\_\_ Title \_\_\_\_\_

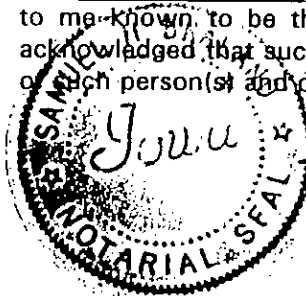
As \_\_\_\_\_ \*in the above entitled estate or cause. As Executor \*in the above entitled estate or cause.

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

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 30th day of December, 19 98 before me, the undersigned, a Notary Public in and for said state, personally appeared John H. Westphal

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).



Samuel H. Braland, Notary Public in and for said State

LEGAL DESCRIPTION

The East 37 rods and 17 links of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Six (6), and Lot Three (3) of the Official Plat of the South Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Six as recorded in Town Lot Deed Record 2, Page 260, of the records in the Office of the Recorder of Madison County, Iowa, all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>TH</sup> P.M., Madison County, Iowa, and All that part of the West Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Five (5) lying North of the right of way of the Chicago, Rock Island and Pacific Railroad Company running East and West through said 80-acre tract in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>TH</sup> P.M., Madison County, Iowa, EXCEPT that part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Five (5), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>TH</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Northeast Corner of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter of said Section Five (5), thence on an assumed bearing of South 00°53'00" East 378.26 feet, thence North 88°06'44" West 938.25 feet, thence North 00°18'54" East 347.31 feet to the North line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), thence North 90°00'00" East along said North line 930.00 feet to the point of beginning, said excepted tract contains 7.78 acres more or less and is subject to a Madison County highway easement over the Northerly 33.00 feet thereof and is subject to any encumbrances of record, highway easement area equals 0.70 acres.

REC'D 10<sup>00</sup>  
AUD'S 10<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

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COMPARED ✓

MICHELLE UTSELL  
RECORDER  
MADISON COUNTY, IOWA  
(515) 758-2267

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, IA 50072

SPACE ABOVE THIS LINE  
FOR RECORDER



### COURT OFFICER DEED

IN THE MATTER OF

THE ESTATE OF

MABLE G. WESTPHAL, Deceased,

now pending in the Iowa District Court

in and for Polk County, Probate No. ES 43360

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollars and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to

JOHN H. WESTPHAL, PATRICIA A. SPILLERS, and JANICE L. KIRK,

the following described real estate in Madison County, Iowa:

See Legal Description attached hereto and by this reference incorporated herein.

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

Dated: December 30, 1998

*John H. Westphal*  
(John H. Westphal)

By \_\_\_\_\_ Title \_\_\_\_\_

By \_\_\_\_\_ Title \_\_\_\_\_

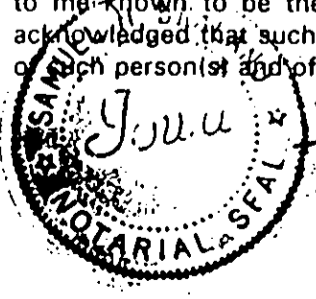
As \_\_\_\_\_ \*in the As Executor \*in the  
above entitled estate or cause. above entitled estate or cause.

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

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 30th day of December, 19 98 before me, the undersigned, a Notary Public in and for said state, personally appeared John H. Westphal

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).



*Samuel H. Braland*  
(Samuel H. Braland)

Notary Public in and for said State

LEGAL DESCRIPTION

The East 37 rods and 17 links of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Six (6), and Lot Three (3) of the Official Plat of the South Half (½) of the Southeast Quarter (¼) of Section Six as recorded in Town Lot Deed Record 2, Page 260, of the records in the Office of the Recorder of Madison County, Iowa, all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>TH</sup> P.M., Madison County, Iowa, and All that part of the West Half (½) of the Southwest Quarter (¼) of Section Five (5) lying North of the right of way of the Chicago, Rock Island and Pacific Railroad Company running East and West through said 80-acre tract in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>TH</sup> P.M., Madison County, Iowa, EXCEPT that part of the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Five (5), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>TH</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Northeast Corner of the Northwest Quarter (¼) of the Southwest Quarter of said Section Five (5), thence on an assumed bearing of South 00°53'00" East 378.26 feet, thence North 88°06'44" West 938.25 feet, thence North 00°18'54" East 347.31 feet to the North line of said Northwest Quarter (¼) of the Southwest Quarter (¼), thence North 90°00'00" East along said North line 930.00 feet to the point of beginning, said excepted tract contains 7.78 acres more or less and is subject to a Madison County highway easement over the Northerly 33.00 feet thereof and is subject to any encumbrances of record, highway easement area equals 0.70 acres.