

THE IOWA STATE BAR ASSOCIATION
Official Form No. P-201

ISBA# 04132 Jordan, Oliver & Walters
Winterset, Iowa

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BOOK 134 PAGE 172

REC \$ 10.00
AUD \$ 10.00
R.M.F. \$ 1.00

95 MAR 23 PM 3:47
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



COURT OFFICER DEED

IN THE MATTER OF

THE ESTATE OF

WILMA B. BEVERLIN, Deceased

now pending in the Iowa District Court

in and for Madison County. Probate No. 10130

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

RICHARD A. BEVERLIN and BARBARA GRAVES
the following described real estate in Madison County, Iowa:

See description of real estate attached hereto as Exhibit "A". This deed is subject to a Contract to sell said real estate entered into by and between Wilma Beverlin, Single, Seller, and William Dillinger and Annette Dillinger, Buyers. The estate hereby assigns all of its right, title and interest in and to said Contract to Richard A. Beverlin and Barbara Graves. This deed is given for the purpose of making distribution in the above estate; no declaration of value or groundwater hazard statement is required. 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: March 20, 1995

By _____ Title Richard A. Beverlin

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 20 day of March, 19 95 before me, the undersigned, a Notary Public in and for said state, personally appeared Richard A. Beverlin

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).

Jerrold B. Oliver
Jerrold B. Oliver, Notary Public in and for said State





EXHIBIT "A" - DESCRIPTION OF REAL ESTATE

The East 49 acres of the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) excepting therefrom a tract commencing at the Southeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), running thence West 20 rods and 16 links, thence North 16 rods and 8 links, thence Southeasterly along the public highway to place of beginning, in Section Three (3); the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2); all that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2) and of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Three (3) included within the following description; commencing at the Southeast corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), running thence West 24 rods, thence North, 51 $\frac{1}{2}$ ° West, 60 rods, thence North, 57 $\frac{1}{2}$ ° West, 24 rods, thence West 36 rods, thence North 47° West, 44 rods and 22 links to the Northwest corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence East 160 rods to the Northeast corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence South 80 rods to the place of beginning; and a tract described as follows: beginning at a point on a section line 580 feet North of the Southeast corner of Section Three (3) and running thence East 166.3 feet, thence North, 55° 10' West, 456 feet, thence North, 89° West, 511.4 feet, thence South, 0° 25' West 265 feet, thence East 715 feet to the place of beginning; and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the East 20 feet in width of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and a tract described as commencing at a point 20 feet West of the Northeast corner of said Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and running thence West 5 rods, thence South 5 rods, thence East 5 rods, thence North 5 rods to the place of beginning of Section Three (3); all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., excepting that part of the above-described land heretofore conveyed to the State of Iowa for highway purposes.