

REC 10.00  
AUD 5.00  
R.M.F. \$ 1.00

FILED NO. 2631  
BOOK 134 PAGE 249  
95 APR 14 PM 3:18

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



COURT OFFICER DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

IN THE MATTER OF

THE ESTATE OF

GALE MARSTON, Deceased,

now pending in the Iowa District Court

in and for Madison County, Probate No. 10113

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollars (~~5~~) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey to BARBARA ANN MARSTON, T. R. MARSTON, and JOHN PAUL MARSTON,

the following described real estate in Madison County, Iowa:

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

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: April 5, 1995 ESTATE OF GALE MARSTON, Deceased.

By \_\_\_\_\_ Title \_\_\_\_\_  
By Barbara Ann Marston Title (Barbara Ann Marston)

By \_\_\_\_\_ Title \_\_\_\_\_  
By John Paul Marston Title (John Paul Marston)

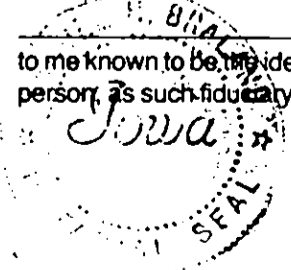
As \_\_\_\_\_ \* in the above entitled estate or cause. As Executors \* in the above entitled estate or cause.

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

STATE OF IOWA MADISON COUNTY, ss:

On this 5th day of April, 19 95 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Barbara Ann Marston and John Paul Marston

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.



Samuel H. Braland  
(Samuel H. Braland) \_\_\_\_\_, Notary Public

LEGAL DESCRIPTION

That part of the Southwest Quarter of Section 30, Township 77 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the southwest corner of said Section 30; thence on an assumed bearing of North 00°01'27" West along the west line of said Southwest Quarter 460.10 feet to the point of beginning; thence continuing North 00°01'27" West along said west line 876.79 feet; thence South 88°13'03" East 438.63 feet; thence South 00°38'51" East 608.80 feet; thence South 86°18'31" East 46.91 feet; thence South 00°50'13" East 190.32 feet; thence South 89°15'22" West 184.88 feet; thence South 10°48'24" West 65.65 feet; thence South 88°52'44" West 297.40 feet to the west line of said Southwest Quarter and the point of beginning.

This conveyance is subject to the interest of the vendees in a real estate contract for the sale and purchase of the above described property filed for record in Book 130, Page 542, in the Office of the Recorder of Madison County, Iowa. The vendor's interest in said real estate contract is hereby assigned and transferred to the grantees, including the right to collect all money due and owing under said contract and to take all action permitted by said contract to enforce the provisions thereof.

By acceptance of this deed grantees assume all obligations required of the vendor by said contract.

This transfer is for distribution of assets 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.