

FILE NO. _____ FILED FOR RECORD THE _____ DAY OF _____ STATE OF IOWA, _____ COUNTY:
RECORDING FEE \$ _____ 19 _____ AT _____
TRANSFER FEE \$ _____ O'CLOCK _____ M. BOOK _____ PAGE _____ BY _____ DEPUTY

COURT OFFICER DEED

FILED NO. **1292**

IN THE MATTER OF THE
GEORGE EDWARD AND MARTHA MURRELL
TRUST - UNDER THE WILL OF

BOOK 135 PAGE 143

95 NOV -6 PM 3: 15

RUSHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

MARTHA M. MURRELL,
Deceased,

now pending in the Iowa District Court in and for Madison County.
Probate No. 3994

Pursuant to the authority and power vested in the undersigned, and in consideration of Fifty-Eight Thousand Dollars, the undersigned, in the representative capacity designated below, hereby convey to:

PATRICK L. COOK AND RAYE DE LYNNE COOK,
husband and wife

as

Joint Tenants With full right of ownership in the survivor, and not as Tenants in Common

the following described real estate in Madison County, Iowa;

REC \$ 15.00
AUDS. 5.00
R.M.F. \$ 4.00

SEE ATTACHED LEGAL DESCRIPTION

COMPUTER
RECORDED
COMPILED

Transfer Tax \$92.00

REAL ESTATE TRANSFER TAX PAID	<u>13</u>
STAMP #	
\$ <u>92.00</u>	
RECORDED	
DATE	COUNTY

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 this 12th day of October, 1995.

Rushelle Lovell
Rushelle Lovell

Tammy Berry Sawhill
Tammy Berry Sawhill

GRANTOR

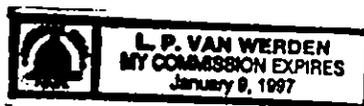
As Co-trustees in the above entitled trust or cause.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, MADISON COUNTY, SS:

On this 12th day of October, 1995, before me, a Notary Public in and for said County and State, personally appeared Rushelle Lovell and Tammy Berry Sawhill, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that such persons, as such fiduciaries, executed the same as the voluntary act and deed of such persons and of such fiduciaries.

L.P. Van Werden
Notary Public in and for the said State



ATTACHMENT TO COURT OFFICER DEED
MARTHA M. MURRELL TRUST - PATRICK L. COOK AND RAYE DE LYNNE COOK

LEGAL DESCRIPTION

Lot Five (5) in the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the following portions thereof:

(1) That part lying North of the public highway across the North end of said Lot 5;

(2) That part lying and being West of the center of the main channel of the Middle River as the same flows through said Lot five (5);

(3) That part of Lot Five (5) lying West of the center of U. S. Highway No. 169 as now located and East of the main channel of Middle River;

conveyed to A. R. Fosher by Warranty Deed dated November 4, 1964, and filed for record on November 4, 1964, in Book 92, Page 411 of the Deed Records of Madison County, Iowa;

(4) A tract of land commencing at a point on the South line of said Lot 5, 45 rods West of the Southeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 7, and running thence West along said South line to the Southwest corner of said Lot 5, thence North, 44⁰ East, 38 rods and 19 links, thence North, 25⁰ East, 3 chains, thence in a Southerly direction to the place of beginning;

(5) A tract of land for highway described as follows: Commencing at the North Quarter corner of said Section 7 and running thence West 586 feet, thence South, 16⁰ 44' East, 464.5 feet, thence South, 4⁰ 54' East, 1096.3 feet to point of beginning, thence South, 65⁰ 24' East, 46.0 feet, thence South 4⁰ 54' East, 538.7 feet, thence West 80.4 feet, thence North, 4⁰ 54' West, 583.3 feet, thence South, 65⁰ 24' East, 46.0 feet to the place of beginning;

(6) That part of Lot Five (5) described as commencing at the North Quarter corner of Section 7, Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., thence West 586.0 feet to the centerline of U. S. Highway 169, thence S 16⁰ 44' East 464.5 feet, thence S 4⁰ 54' E along the centerline of U. S. Highway 169 1683.9 feet to the Point of Beginning; thence North 87⁰ 06' E 293.5' to the centerline of a county road which is the East line of the Northwest Quarter (NW $\frac{1}{4}$) of said

Section 7, thence N 0° 46' E 183.0' along the said East line of the Northwest Quarter (NW¼) of Section 7, thence S 87° 06' W 311.6 feet to the centerline of said U. S. Highway 169, thence S 4° 54' E along the centerline of said U. S. Highway 169 182.7' to Point of Beginning containing 1.2683 acres including 0.1260 acres of county road right-of-way and 0.2097 acres of U. S. Highway 169 right-of-way;

conveyed to Russell T. Henry and M. Jane Henry by Warranty Deed dated March 11, 1974, and filed March 12, 1974, in Book 103 at Page 620 of the Deed Records of Madison County, Iowa;

Subject to easements of record.