

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

FILED NO. 1083
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RECORDED ✓
COMPARED ✓

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by: Richard W. Baskerville, 601 Locust Street, Suite 1100, Des Moines, IA 50309 - Tel. (515)242-2400

COURT OFFICER DEED

IN THE MATTER OF THE ESTATE OF
Bernice Duff, Deceased

now pending in the Iowa District Court
in and for Polk County, Iowa

Probate No. ES 36385

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar (\$1.00) and other valuable consideration, the undersigned, as Co-Executors of the above-captioned estate, hereby convey the following described real estate in Madison County, Iowa, as follows: **an undivided one-half interest to Judith Ann Baur, as Trustee of the Bernice Duff Trust for the benefit of Judith Ann Baur created under the Will of Bernice Duff, deceased, and an undivided one-half interest to Richard W. Duff, as Trustee of the Bernice Duff Trust for the benefit of Richard W. Duff created under the Will of Bernice Duff, deceased (Grantees):**

The North Fractional Half (N. fr. 1/2) of the Northeast Quarter (NE 1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P. M. (approx. 74 Acres)

**The South Half (S 1/2) of the Northeast Fractional Quarter (NE Fr. 1/4) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except the right of way of the Chicago, Rock Island and Pacific Railroad Company across the same;
AND**

**The East Fractional Half (E Fr. 1/2) of the Northwest Quarter (NW 1/4) of Section Three (3) in Township Seventy-seven (77) North of Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, except a strip described as follows: Commencing at the Southwest Corner of said 80-acre tract, running thence East 40 feet, thence North 82 rods, thence West 40 feet, thence South 82 rods to the place of beginning.
AND**

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Seventy-eight (78) North, Range Twenty-eight (28) West of the 5th P.M., Dallas County, Iowa, except commencing at the Northwest (NW) Corner of said tract, thence East Thirty (30) feet, thence Southwest to a point Thirty (30) feet south of the point of beginning, thence North Thirty (30) feet to the point of beginning.

The NE 1/4 of Section 36, Township 77 North, Range 28 West of the 5th P. M., Madison County, Iowa, except the following: Commencing at the Northwest corner of said NE 1/4, thence South 55 rods, thence East 32 rods, thence North 55 rods, thence West to the point of beginning. (approx. 74 A.)

This deed and transfer is a distribution from an estate and is exempt from transfer tax, declaration of value and groundwater hazard statement under exemption No. 3.

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: 10-7-96

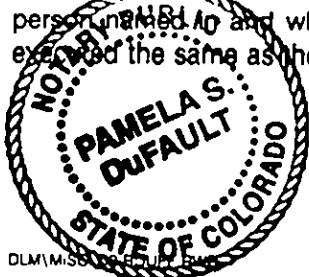
Richard W. Duff
Richard W. Duff

Judith Ann Baur
Judith Ann Baur

STATE OF COLORADO, DENVER COUNTY, ss.

On this 7th day of October, 19 96 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared RICHARD W. DUFF, 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.

My commission expires: 7-28-2000



Pamela S. Dufault
1777 S. Harrison St Notary Public
Denver, CO 80210

STATE OF IOWA, POLK COUNTY, ss.

On this 11th day of October, 19 96 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JUDITH ANN BAUR, 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.



Shelley M. Christensen
5724 NW 113th St. Notary Public
Grimes, IA 50111