

FILED NO. 1839

Fee \$5.00
Transfer \$5.00

BOOK 131 PAGE 109

93 JAN 22 AM 8:20

COMPLETED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



COURT OFFICER DEED

SPACE ABOVE THIS LINE
FOR RECORDER

IN THE MATTER OF

THE ESTATE OF

RICHARD E. PHILLIPS

now pending in the Iowa District Court

in and for Madison County, Probate No. 9826

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey to Terry Kay Phillips and Nancy D. Phillips,
husband and wife,

the following described real estate in Madison County, Iowa:

The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-three (33) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-three (33), except a tract of land described as follows: Commencing at the Northeast Corner of said 40-acre tract and running thence West 40 rods; thence South to the middle of South River; thence down said river to the East Line of said 40-acre tract; thence North to the place of beginning; said exception containing 13 acres, more or less; all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. This deed is given in completion of Real Estate Contract recorded in the Deed Record 108, Page 175 of the Madison County Recorder.

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: October 23, 1992
~~September~~

BY Larry Phillips Co-Executor

By Gary Phillips Co-Executor

By Terry Phillips Co-Executor

As Co-Executors in the above entitled estate or cause.

*Real Estate Transfer
\$125.60 Paid on deed
Filed in Clarke County
12-31-92 Book 91 Page 73*

Larry Phillips in the above titled estate or cause.

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

STATE OF IOWA, CLARKE COUNTY, ss:

On this 23 day of October, 1992 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Larry Phillips, Gary Phillips,
and Terry Phillips,

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.



[Signature], Notary Public