

COMPUTER
RECORDED
COMPARED

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

REAL ESTATE TRANSFER
TAX PAID 16
STAMP #
\$ 138.40
Michelle Utsler
RECORDER
3-11-94 DATE Madison COUNTY

FILED NO. 2376
BOOK 132 PAGE 569
94 MAR 11 PM 4:13
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



COURT OFFICER DEED

SPACE ABOVE THIS LINE
FOR RECORDER

IN THE MATTER OF THE
TRUST CREATED U/W
OF LUCILE PRIEST, Deceased

now pending in the Iowa District Court

in and for Madison County, Probate No. 3814

Pursuant to the authority and power vested in the undersigned, and in consideration of \$86,625.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to
LARRY BEELER and LINDA BEELER

the following described real estate in Madison County, Iowa:

See description of real estate attached hereto and marked Exhibit "A".

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 10, 1994

By Larry Beeler
Title Larry Beeler
By _____
Title _____

As _____ *in the above entitled estate or cause. As Trustee *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 10 day of March, 19 94 before me, the undersigned, a Notary Public in and for said state, personally appeared Larry Beeler

to me known to be the identical person(x) named in and who executed the foregoing instrument, and acknowledged that such person(x), as such fiduciary(x), executed the same as the voluntary act and deed of such person(x) and of such fiduciary(x).

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



EXHIBIT "A"

The Northeast Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; ALSO the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.; also commencing twenty (20) rods South of the Northeast Corner of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., running thence South twenty (20) rods, thence West eighty (80) rods, thence North twenty (20) rods, thence East eighty (80) rods to the place of beginning, containing ten (10) acres, also, a certain tract commencing at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., and running thence East twenty (20) rods, thence South twenty (20) rods, thence West twenty (20) rods, thence North twenty (20) rods to the place of beginning, containing two and one-half ($2\frac{1}{2}$) acres, EXCEPT a tract of land described as follows: Beginning at the Northeast corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the North line of said Section Twenty-three (23), North 90'00'00" East 27.18 feet; thence South 00'50'43" West 115.93 feet; thence North 88'24'19" West 27.31 feet; thence South 00'07'50" West 772.95 feet; thence South 89'29'37" West 653.82 feet; thence North 04'31'31" West 214.08 feet; thence North 00'00'00" 680.48 feet to the North line of said Section Twenty-three (23); thence along said North line, North 90'00'00" East 674.27 feet to the point of beginning. Said parcel of land contains 13.773 acres, including 0.054 acres county road right of way.