

FILED NO. 1604
BOOK 124 PAGE 149

Completed

1988 MAR 10 PM 3:01

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00, Transfer \$10.00

SPACE ABOVE THIS LINE
FOR RECORDER



COURT OFFICER DEED

IN THE MATTER OF

THE ESTATE OF

CECIL F. PHILLIPS, deceased

now pending in the Iowa District Court

in and for MADISON County, PROBATE No. 9153

Pursuant to the authority and power vested in the undersigned, and in consideration of distribution from estate Dollars(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey to Dorothy Phillips

the following described real estate in Madison County, Iowa:

The Northwest Fractional Quarter of the Northwest Quarter of Section Three (3) (except the East 20 feet thereof, and except a tract described as follows: Commencing 20 feet West of the Northeast corner of said Fractional 40 acre tract and running thence West 5 rods, thence South 5 rods, thence East 5 rods, thence North 5 rods to the place of beginning); and the North Fractional Half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section Four (4), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.

subject to contract for sale of said real estate to Harrison S. Vowell.

No revenue or declaration of value required. Deed given for purpose of making distribution from estate.

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: December 30, 1987

Dorothy Phillips
Dorothy Phillips

By T.O.V.

By _____ Title _____

By _____ Title _____

As _____ * in the above entitled estate or cause.

As Executor * in the above entitled estate or cause.

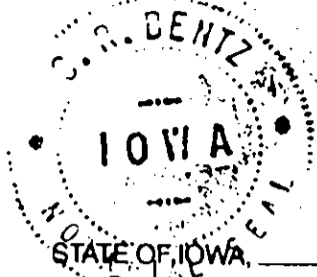
*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

• Use space for corporate fiduciary. Insert official titles with names.

STATE OF IOWA, MADISON COUNTY, ss:

On this 30 day of December, 19 87 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dorothy 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]

C. R. Beutz, Notary Public

STATE OF IOWA, COUNTY, ss:

On this _____ day of _____, 19 _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____ and _____

to me personally known, who being by me duly sworn, did say that they are the _____ and _____ respectively, of said corporation; that (no seal has been procured by the said) corporation; that the instrument was signed

(the seal affixed thereto is the seal of said)

(and sealed) on behalf of said corporation by authority of its Board of Directors; and that _____ and _____ acknowledged the execution of said instrument to be the voluntary act and deed of the corporation as such fiduciary, by it, by them and as such fiduciary voluntarily executed.

_____, Notary Public

No. _____ Docket _____ Page _____

COURT OFFICER DEED

TO _____

Entered upon transfer books and for taxation this 10th day of March, 19 88

By *[Signature]* Auditor
[Signature] Deputy

Filed for record, indexed and delivered to County Auditor this 10 day of March, 19 88 at 3:01 o'clock P. M., and recorded in Book No. 124, Page _____ of Madison County Records.

Recorder's fee \$ 16.00 PAID.
Auditor's fee \$ 16.00 PAID.

By *[Signature]* Recorder
_____, Deputy

WHEN RECORDED RETURN TO
[Signature]