

36 85

REAL ESTATE TRANSFER  
TAX PAID 32  
\$ 36 8.5 STAMP #  
Mary E. Welty  
RECORDER  
6-26-96 Madison  
DATE COUNTY

FILED NO. 2686

BOOK 56 PAGE 23

90 JUN 26 PH 3:46

IND.   
REC.   
PAGE

Comp

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee 10.00, Trans \$5.00



COURT OFFICER DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

IN THE MATTER OF THE ESTATE OF

CHRISTINE A. COGHLAN

now pending in the Iowa District Court

in and for MADISON County, PROBATE No. 9448

Pursuant to the authority and power vested in the undersigned, and in consideration of \$34,000.00  
Dollars(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby  
Convey to Ava Lea Edwards

the following described real estate in Madison County, Iowa:

Lot One (1) in Block Two (2) of Pitzer &  
Knight's Addition to the Town of Winterset,  
Madison County, Iowa.

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: \_\_\_\_\_

Terry B. Coghlan  
Terry B. Coghlan

By \_\_\_\_\_  
Title

By \_\_\_\_\_  
Title

As \_\_\_\_\_ \* in the above enti-  
tled estate or cause.

As Executor \* in the above enti-  
tled estate or cause.

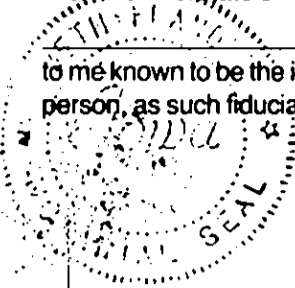
\*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

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

STATE OF IOWA, MADISON COUNTY, ss:

On this 25th day of February, 19 89 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Terry B. Coghlan

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.



*Beth Flander*

Beth Flander, 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 26 day of June, 19 90 By *Jeanne Flander* Auditor  
*By *S. Becky M. Donahue* Deputy*

Filed for record, indexed and delivered to County Auditor this 26 day of June, 19 90 at 3:46 o'clock P. M., and recorded in Deed Rec. 56 page 23

of Madison County Records. Recorder's fee \$ 10.00 PAID. Auditor's fee \$ 5.00 PAID. By *Mary E. Welby* Recorder Deputy

WHEN RECORDED RETURN TO

*Flander & Casper*