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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. P201

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273 (515) 462-4912

Taxpayer Information: (Name and complete address)

Harriet Ann Nevins, 2929 Beaverdale Avenue, Apt. #304, Des Moines, Iowa 50310

/ Return Document To: (Name and complete address)

John E. Casper, 223 East Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

Estate of Lawrence D. Nevins

Grantees:

Harriet Ann Nevins

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



COURT OFFICER DEED

IN THE MATTER OF _____

THE ESTATE OF _____

LAWRENCE D. NEVINS, _____

now pending in the Iowa District Court

in and for _____ MADISON _____ County, _____ PROBATE _____ No. ESPR012317 _____

Pursuant to the authority and power vested in the undersigned, and in consideration of Estate Distribution Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Harriet Ann Nevins _____

the following described real estate in _____ Madison _____ County, Iowa:

A part of Out Lot One (1) in Loughridge and Cassiday's Addition to the Town of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of said Out Lot One (1); thence Easterly 150 feet along the North line of said Out Lot One (1) to the point of beginning; thence Southerly 52 feet along a line parallel with the Westerly right of way line of Tenth Street; thence Easterly 92.6 feet along a line parallel with the North line of said Out Lot One (1), to the West right of way line of Tenth Street; thence Northerly 52 feet along the said West right of way line to the North line of Out Lot One (1); thence Westerly 92.6 feet along the last said North line to the point of beginning.

AND

Lot Four (4) in Block Nine (9) of West Addition to the Town of Winterset, Madison County, Iowa.

This Deed is a distribution of property to the devisee under the decedent's Last Will and Testament and is exempt from transfer tax under Iowa Code Section 428A.2(20).

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: February 25, 2010 _____

Harriet Ann Nevins _____

By _____
Harriet Ann Nevins Title _____

By _____
Title _____

As Executor _____ *in the _____ *in the
above entitled estate or cause. above entitled estate or cause.

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

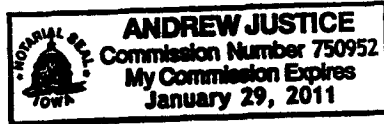
STATE OF IOWA, COUNTY OF MADISON, ss:

On this 25th day of February, 2010 before me, the undersigned, a Notary Public in and for said state, personally appeared Harriet Ann Nevins

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

Andrew Justice

_____, Notary Public in and for said State



STATE OF _____, COUNTY OF _____, ss:

On this _____ day of _____, _____ 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) (the seal affixed thereto is the seal of said) corporation; that the instrument was signed (and sealed) on behalf of said corporation by authority of it's 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 in and for said State