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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

COURT OFFICER DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

Preparer Information:
Ouderkirk Law Firm
108 S. Howard, P.O. Box 156
Indianola, IA 50125-0156
Phone: (515) 961-5315

Taxpayer Information:
Bruce R. Simmons
3079 318th
Truro, Iowa 50257

Return Document To:
Bruce R. Simmons
3079 318th
Truro, Iowa 50257

Grantors:
Bruce R. Simmons, as Co-Executor of the Estate of Phyllis V. Sturtz
Larry E. Simmons, as Co-Executor of the Estate of Phyllis V. Sturtz

Grantees:
Bruce R. Simmons and Larry E. Simmons

Legal Description: See Page 2

COURT OFFICER DEED

IN THE MATTER OF THE ESTATE OF PHYLLIS V. STURTZ, now pending in the Iowa District Court in and for Madison County, Probate No. ESPRO12292

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey to Bruce R. Simmons and Larry E. Simmons, in equal shares and as tenants in common, the following described real estate in Madison County, Iowa:

The North Half (N1/2) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-eight (28), in Township seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, Except a tract of land commencing at a point 646 feet East of the Northwest corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-eight (28), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 266 feet, thence East 320 feet, thence North 266 feet, thence West 320 feet to the point of beginning, containing 118 acres, more or less.

This conveyance is made in accordance with the terms of the Last Will and Testament of Phyllis V. Sturtz as administrated in the above entitled matter. This conveyance is subject to a real estate contract dated 11/20/02 and filed on 11/21/02, in Book 2002, commencing at Page 5717 in the office of the Madison County, Iowa Recorder's Office. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

Bruce R. Simmons
Bruce R. Simmons, as Co-Executor of the Estate of Phyllis V. Sturtz

Dated: 7-20-10

Larry E. Simmons
Larry E. Simmons, as Co-Executor of the Estate of Phyllis V. Sturtz

Dated: 7/15/10

STATE OF IOWA, COUNTY OF Warren, ss:

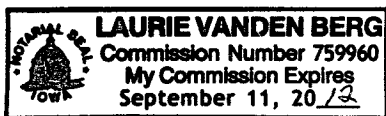
This instrument was acknowledged before me on July 20, 2010, by Bruce R. Simmons, as Co-Executor of the Estate of Phyllis V. Sturtz.



Laurie Vandenberg
Notary Public in and for said State

STATE OF IOWA, COUNTY OF Warren, ss:

This instrument was acknowledged before me on July 15, 2010, by Larry E. Simmons, as Co-Executor of the Estate of Phyllis V. Sturtz.



Laurie Vandenberg
Notary Public in and for said State