

Document 2009 306

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LISA SMITH, COUNTY RECORDER
MADISON IOWA

This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:
GARY CLARK, 2362 Walnut Trail, St. Charles, Iowa 50240

A&R File #13934-09-RFB (rfb)

COURT OFFICER'S DEED

Legal: An undivided one-half interest in and to:

A tract of land commencing at the Southwest corner of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of Section 12, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa, running thence North along the West line of said NE ¼ SE ¼ 926.8 feet to the centerline of a county road; thence North 42°25' East along said centerline 601.5 feet to the North line of said NE ¼ SE ¼; thence North 83°51' East 228.5 feet along said North line; thence South 1322 feet to the South line of said NE ¼; thence South 83°23' West 637.1 feet along said South line to a point of beginning, containing 17.3809 acres, including 0.4750 acres of County road right-of-way

Address: 2362 Walnut Trail, St. Charles, Iowa

IN THE MATTER OF
THE ESTATE OF

CAROL ANN MCKENZIE

Deceased,

now pending in the Iowa District Court – Madison County, Probate No. ESPR

For revenue, see Warranty Deed recorded in Book 2009, Page 305

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar (\$1.00) and other good and valuable consideration, **Roger D. McKenzie**, the duly-appointed Administrator of the Estate of Carol Ann McKenzie, hereby conveys to **Gary Clark**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Estate holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)

COUNTY OF POLK)

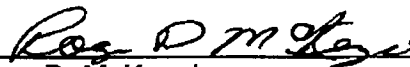
SS:

On this 26th day of January, 2009, before me the undersigned, a Notary Public in and for said State, personally appeared **Roger D. McKenzie**, the fiduciary of the above-referenced Estate, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that such person, as the fiduciary, executed the same as the voluntary act and deed of the person and of the fiduciary.



Notary Public in and for said State

Dated: 1-26, 2009



Roger D. McKenzie
Administrator of the
Estate of Carol Ann McKenzie

