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INDX ✓
ANNO ✓
SCAN ✓

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)

Claire Cumbie-Drake, 423 E. Court Avenue, Suite 200, Des Moines, IA 50309, Phone:
(515) 284-1433

Taxpayer Information: (Name and complete address)

Joshua M. Sears, 6325 N. Sheridan #1905, Chicago, IL 60660; and Erin B. Auer-Sears,
985 Longfellow Court, Iowa City, IA 52240

Return Document To: (Name and complete address)

Claire Cumbie-Drake, 423 E. Court Avenue, Suite 200, Des Moines, IA 50309, Phone:
(515) 284-1433

Grantors:

Joshua M. Sears and Erin B. Auer-Sears
as Executors of the Estate of
Linda Kay Grimes-Sears

Grantees:

Joshua M. Sears
Erin B. Auer-Sears

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

The Estate of _____

Linda Kay Grimes Sears _____

now pending in the Iowa District Court

in and for Madison County, Probate No. ESPR 12389

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Joshua M. Sears, a married person, and Erin B. Auer-Sears, a married person, as Tenants in Common

the following described real estate in Madison County, Iowa:

See Attached Exhibit A

Subject to all covenants, restrictions and easements of record.

Parcel "D" is subject to the following covenants:

1. No hogs shall be kept or maintained.
2. Any residence constructed shall contain a minimum of 1200 square feet of furnished living area, not including the area of any attached garage.

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: April 26, 2011

By _____
Title Joshua M. Sears

By _____
Title Erin B. Auer-Sears

As _____ *in the above entitled estate or cause.

As Executors *in the above entitled estate or cause.

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

Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on April 26, 2011, by Joshua M. Sears

as Co-Executor
of Linda Kay Grimes Sears



Elizabeth A. Coleman, Notary Public

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on April 22, 2011, by Erin B. Auer-Sears

as Co-Executor
of Linda Kay Grimes Sears



Claire Cumbie-Drake, Notary Public

Acknowledgment for Corporation

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

as _____
of _____
on behalf of said corporation as fiduciary.

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

as _____
of _____
on behalf of said corporation as fiduciary.

_____, Notary Public

EXHIBIT "A"

Parcel "C" in the Southwest Fractional Quarter of Section 7, and the Northwest Fractional Quarter of Section 18 all in Township 75 North, Range 26 West of the 5th P.M., and the Southeast Quarter of the Southeast Quarter of Section 12, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the Southwest Corner of Section 7, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 88°55'46" West 97.94 feet along the South line of the Southeast Quarter of the Southeast Quarter of Section 12, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 00°00'55" East 1323.36 feet to a point on the North line of said Southeast Quarter of the Southeast Quarter, thence South 88°58'36" East 80.53 feet to the Northwest Corner of the South Half of the Southwest Fractional Quarter of said Section 7; thence North 86°43'17" East 940.96 feet to the Northeast Corner of said South Half of the Southwest Fractional Quarter; thence South 00°49'52" East 1305.06 feet to the South Quarter Corner of said Section 7; thence South 00°05'44" East 90.23 feet along the East line of the North Half of the Northwest Fractional Quarter of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 88°55'46" West 941.62 feet to the point of Beginning containing 52.085 acres including 2.329 acres of County Road right of way,

AND

Parcel "D" located in the Southeast Quarter of the Southeast Quarter of Section 12, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 12, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°11'41" East, 1322.28 feet to the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 12; thence South 88°58'36" East, 1300.00 feet along the North line of the Southeast Quarter of the Southeast Quarter of said Section 12; thence South 0°00'55" West, 1323.36 feet to a point on the South line of the Southeast Quarter of the Southeast Quarter of said Section 12; thence North 88°55'46" West, 1321.57 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 12 to the Point of Beginning. Said Parcel contains 37.091 acres, including 1.937 acres of County Road right-of-way