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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:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Tamera S. Carter, Trustee  
1444 York Avenue  
Dexter, Iowa 50070

**Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Estate of Carl F. Carter

**Grantees:**

David F. Carter Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# COURT OFFICER DEED

IN THE MATTER OF \_\_\_\_\_

THE ESTATE OF \_\_\_\_\_

CARL F. CARTER, Deceased, \_\_\_\_\_

now pending in the Iowa District Court

in and for \_\_\_\_\_ Adair \_\_\_\_\_ County, \_\_\_\_\_ ESPRO \_\_\_\_\_ No. 08969

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 Tamera S. Carter as Trustee of the DAVID F. CARTER TRUST

the following described real estate in \_\_\_\_\_ Madison \_\_\_\_\_ County, Iowa:

The West One-half of the Northwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, excepting therefrom a parcel of land described as follows: Beginning at the Northwest Corner of said Section Twenty-two (22), thence South 439.90 feet along the centerline of a County Road which is the West line of said Northwest Quarter (NW $\frac{1}{4}$ ), thence North 89°57'29" East 219 feet, thence North 249.90 feet, thence North 89°57'29" East 184 feet, thence North 186.96 feet to the North line of said Northwest Quarter (NW $\frac{1}{4}$ ) which is the South right-of-way line of a County Road, thence North 89°36'30" West 403.01 feet to the Point of Beginning, containing 3.0001 acres including 0.5479 acres of county road right-of-way.

This deed is given pursuant to Article VI of the Last Will And Testament of Carl F. Carter, deceased, to distribute assets of the Estate of Carl F. Carter, deceased. Monetary consideration is less than \$500. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Sections 428A.2(2) and 428A.2(21), Code of 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: January 24, 2012 \_\_\_\_\_

By \_\_\_\_\_ Title David F. Carter

By \_\_\_\_\_ Title Jerry L. Carter

As \_\_\_\_\_ \*in the \_\_\_\_\_ As Executors \_\_\_\_\_ \*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 24~~th~~ day of January , 2012 before me, the undersigned, a Notary Public in and for said state, personally appeared David F. Carter and Jerry L. Carter

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).



Samuel H. Braland , 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