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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)

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)

Linda K. Hanrahan, 1818 Windwood Trail, Prole, IA 50229

✓ **Return Document To:** (name and complete address)

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Grantors:

Estate of John L. Hanrahan

Grantees:

John A. Hanrahan, Phillip D. Hanrahan, Mark T. Hanrahan, Susan I. Thompson, Andrea K. Peterson and Ryan P. Hanrahan, as tenants in common, subject to a life estate to Linda K. Hanrahan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

James E. Van Werden
COURT OFFICER DEED

In the Matter of the Estate of John L. Hanrahan
Now pending in the Iowa District Court in and for Madison County. No. ESPRO 12504

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 John A. Hanrahan, Phillip D. Hanrahan, Mark T. Hanrahan, Susan I. Thompson, Andrea K. Peterson and Ryan P. Hanrahan, as tenants in common, subject to a life estate to Linda K. Hanrahan, she to receive the benefit and income for life from said property, she to keep the buildings insured against fire loss or damage, and pay all taxes and assessments levied upon this property, the following described real estate in Madison County, Iowa:

- 1) The Southwest Fractional Quarter (SW Fr 1/4) of the Northwest Fractional Quarter (NW Fr 1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND
- 2) The West Fractional Half (W Fr 1/2) of the Southwest Fractional Quarter (SW Fr 1/4), except Parcel B, of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and the West 1 acres of that part of the East Half (E 1/2) of the Southwest Fractional Quarter (SW Fr 1/4) lying North of the public highway running east and west through said East Half (E 1/2) of the Southwest Fractional Quarter (SW Fr 1/4) all in Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND
- 3) The Northeast Fractional Quarter (NE Fr 1/4) of the Northwest Fractional Quarter (NW Fr 1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND
- 4) The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND
- 5) The Northwest Fractional Quarter (NW Fr 1/4) of the Southeast Fractional Quarter (SE Fr 1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND
- 6) The Southeast Fractional Quarter (SE Fr 1/4) of the Northeast Fractional Quarter (NE Fr 1/4) of the Southwest Fractional Quarter (SW Fr 1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND
- 7) The Southeast Fractional Quarter (SE Fr 1/4) of the Southwest Fractional Quarter

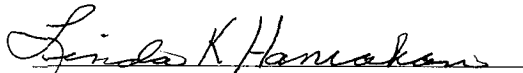
(SW Fr 1/4) of Section Twelve, Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND

8) The Southwest Fractional Quarter (SW Fr 1/4) of the Southwest Fractional Quarter (SW Fr 1/4) of Section Twelve (12), excepting a tract described as follows: Commencing at the Northwest Corner of said fractional 40-acre tract running thence East along the North line of said fractional 40-acre tract 500 feet, thence South 392 feet, thence West approximately 500 feet to the West line of said fractional 40-acre tract, thence North approximately 392 feet to the point of beginning, Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

*This deed is exempt from real estate transfer tax pursuant to Iowa Code §428A.2 (11) in that it is a deed transferring distribution of assets to heirs at law or devisees under a will.

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


Dated: 12 - 26, 2012.


Linda K. Hanrahan

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF DALLAS, ss:

This instrument was acknowledged before me on 12-26, 2012, by Linda K. Hanrahan as Executor of the Estate of John L. Hanrahan.


Notary Public in and for said State

