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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)

Wayne I. Wilson, 4200 University Avenue, Suite 424, West Des Moines, IA 50266,  
Phone: (515) 327-1000

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

Keith R. Sawyers, Co-Trustee, 2168 Iowa Avenue, Winterset, IA 50273

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

Wayne I. Wilson, 4200 University Avenue, Suite 424, West Des Moines, IA 50266,  
Phone: (515) 327-1000

**Grantors:**

Betty A. Sawyers Estate

**Grantees:**

Keith R. Sawyers & Bruce K. Sawyers,  
Co-Trustees of the Keith R. Sawyers Trust

**Legal description:** See Page 2

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



### COURT OFFICER DEED

IN THE MATTER OF

THE ESTATE OF

BETTY A. SAWYERS

now pending in the Iowa District Court

in and for Madison County. Probate No. ESPR012608

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 Keith R. Sawyers & Bruce K. Sawyers, Co-Trustees of the Keith R. Sawyers Trust

the following described real estate in Madison County, Iowa:  
Exhibit "A" attached, marked Exhibit "A" and by reference made a part hereof

This deed is exempt according to Iowa Code 428A.2(20).

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: 8-7-13

By \_\_\_\_\_ Title Keith R. Sawyers  
By \_\_\_\_\_ Title Keith R. Sawyers

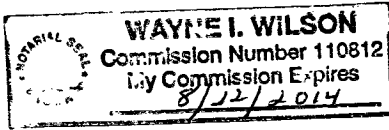
As \_\_\_\_\_ \*in the above entitled estate or cause. As Executor \*in the above entitled estate or cause.

\*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 August 7, 2013, by Keith R. Sawyers  
as Executor  
of Betty A. Sawyers



Wayne I. Wilson  
Wayne I. Wilson, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_, 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"

1. An undivided one-half interest in:

The Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the Southeast Quarter ( $\frac{1}{4}$ ) of Section Eighteen (18); and the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), and a tract of land located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Seventeen (17), described as follows: Commencing at a point 13 rods and 5 links North of the Southwest corner of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), running thence East 54 rods, thence North about 58 rods to the center of the bed of Middle River, thence down the channel of said river 26 rods to the East line of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), of Section Seventeen (17), thence North to the Northeast corner of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), thence West to the Northwest corner thereof, thence South to the place of beginning; **AND** a tract of land located in the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), described as follows: Commencing at the Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), thence running South 88 rods, thence North,  $45^\circ$  East, 38 rods and 9 links, thence North,  $22\frac{1}{2}^\circ$  West, 19 rods, thence North,  $59\frac{1}{2}^\circ$  East, 34 rods, thence up a branch North,  $28^\circ$  East, 36 rods and 13 links to the North line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), thence West to the place of beginning; **ALL** in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

2. An undivided one-half interest in:

The South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) **AND** the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) **AND** the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), **ALL** in Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** Parcel "A" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-nine (29), containing 4.497 acres, as shown in Plat of Survey filed in Book 2001, Page 2288 on June 4, 2001, in the Office of the Recorder of Madison County, Iowa.

3. An undivided one-half interest in:

The Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **except** that portion thereof conveyed to State of Iowa in Deed recorded July 14, 1966, in Book 94, Page 36.

AND

An undivided one-half interest in:

The Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** a parcel of land located therein, containing 5.000 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 138 on March 2, 1989, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "A" located therein, containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 547 on January 30, 1995, in the Office of Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "B" located therein, containing 4.000 acres, as shown in Plat of Survey filed in Book 3, Page 181 on February 11, 1998, in the Office of Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located therein, containing 1.820 acres, as shown in Plat of Survey filed in Book 2003, Page 2149 on April 14, 2003, in the Office of Recorder of Madison County, Iowa.