

Document 2014 1179

BK: 2014 PG: 1179 Type 03 004 Pages 3

Recorded: 5/20/2014 at 8:12:13.0 AM

Fee Amount: \$22.00 Revenue Tax: \$192.80 LISA SMITH RECORDER Madison County, Iowa INDX ANNO SCAN

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, $2560-73^{\text{rd}}$ Street, Urbandale, lowa 50322

Phone # (515) 278-0623

Mail tax statements to:

DUSTIN A. BAUDLER, 635 North West Street, Truro, Iowa 50257

A&R File #22625-13-RFB (rfb)

\$121,000

COURT OFFICER'S DEED

Legal:

A tract of land located in the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 16, Township 74 North, Range 26, West of the 5th P.M., Madison County, lowa, more particularly described as follows, to-wit: Commencing at a point 150 feet North of the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section 16 and running thence North 210 feet; thence West 207 feet; thence South 210 feet; thence East 207 feet to the point of beginning

Address:

635 North West Street, Truro, Iowa

IN THE MATTER OF THE ESTATE OF

PHILLIP HENRY BROMMEL

Deceased.

now pending in the Iowa District Court - Madison County, Probate No. ESPR 012629.

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar (\$1.00) and other good and valuable consideration, Lynn Rene Brommel, Mark Phillip Brommel, and Stefanie Deanne Fuller, the duly-appointed personal representative of the above-referenced Estate, hereby conveys the above-described real estate to Dustin A. Baudler.

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.

99.

Dated: ________, 2014

On this 15 day of 12014, before me the undersigned, a Notary Public in and for said State, personally appeared Mark Phillip Brommel, 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	Mark Phillip Brommel Co-Executor of the Estate of Phillip Henry Brommel RHONDA SIRFUS Commission Number 771264 My Commission Expires My Commission Expires
STATE OF IOWA) SS: COUNTY OF POLK) On this	Dated:
Allonda Ashi Notary Public in ang for said State	RHONDA SIRFUS Commission Number 771264 My Commission Expires

STATE OF IOWA)

STATE OF MISSOURI) SS: COUNTY OF CHRISTIAN On this	Dated: 4/8 , 2014 Stefanie Dealine Fuller Co-Executor of the Estate of Phillip Henry/Brommel
Notary Public in and for said State	



ELIZABETH M. MENJARES
My Commission Expires
September 13, 2015
Christian County
Commission #11240069