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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Recorder's Cover Sheet

**Preparer Information:** David A. Morse, 1010 Insurance Exchange Building, Des Moines, Iowa 50309 PH: 515-243-7600

**Taxpayer Information:** Ronnie Hammond and Kim A. Jones, 3359 140<sup>th</sup> Street Cummings, Iowa 50061

✓ **Return Address** David A. Morse, 1010 Insurance Exchange Building, Des Moines, Iowa 50309 PH: 515-243-7600

**Grantors:** N/A

**Grantees:** N/A

LEGAL DESCRIPTION:

Lot Seven (7) of Evans Rural Estates Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

**Document or instrument number if applicable:** Book 2001/Page 2545

IN THE IOWA DISTRICT COURT FOR APPANOOSE COUNTY

FIRST IOWA STATE BANK  
Plaintiff(s)

vs.

PARTIES IN POSSESSION  
INTERNAL REVENUE SERVICE  
VANCEE KAUFFMAN  
DUETSCHKE BANK NATIONAL TRUST COMPANY AS  
TRUSTEE  
KIM A HAMMOND  
UTILITY BILLING  
UNITED STATES OF AMERICA  
RONNIE L HAMMOND

Defendant(s)

Case No. 08041 EQEQ003211

**Transcript to MADISON County**

Docket Event Code: TRPD

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of Iowa District Court of the State of Iowa in and for APPANOOSE County this 10/28/2014 do hereby certify that the attached is a true and complete copy of the original document(s) filed in this office.

Dated: October 28, 2014

*Sara Oden*

Clerk of District Court Designee  
APPANOOSE County



SEAL OF THE  
MADISON  
COUNTY

CERTIFICATE  
I, Janice Bowers, Clerk of District Court of the State of Iowa, in and for Madison County, do hereby certify that the attached is a true and complete copy of the Original instrument filed in this office. IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of said court at my office in Winterset, Iowa this day of Nov 3, 2014  
By [Signature] Clerk of District Court  
Deputy

IN THE IOWA DISTRICT COURT FOR APPANOOSE COUNTY

FIRST IOWA STATE BANK,

Plaintiff

TJCV034110

Appanoose County EQCE 003211

Vs.

RONNIE L. HAMMOND and KIM A.  
JONES HAMMOND, VANCEE KAUFMAN,  
SPOUSE OF VANCEE KAUFMAN  
UNITED STATES OF AMERICA, INTERNAL  
REVENUE SERVICE, UTILITY BILLING and  
DEUTSCH BANK NATIONAL TRUST COMPANY  
AS TRUSTEE, PARTIES IN POSSESSION,

Defendant

CLERK DISTRICT COURT  
APPANOOSE CO., IA.

2014 OCT 20 AM 10: 37

FILED

Decree Quieting Title

**BE IT REMEMBERED** this matter comes on before the Court on this 20 day of October, 2014 following remand by the Iowa Court of Appeals arising from their decision filed 10 April 2013 in Case No. 3-098/12-0066: for which *Procedendo* has issued; the court, having reviewed the Court file and being otherwise fully advised in the premises, now enters the following order and decree quieting title:

**IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

1. The Sheriff's Deed executed by Craig Busch, Sheriff of Madison County, Iowa dated 18 August 2011 filed in the Office of the Madison County Recorder on 18 August 2011 in Book 2011 Page 2195 regarding that certain real property located in Madison County, Iowa legally described as:

LEGAL DESCRIPTION:

Lot Seven (7) of Evans Rural Estates Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

is hereby declared null and void *ab initio*.

2. The Sheriff's Sale conducted April 12, 2012 at which First Iowa State Bank was the successful bidder regarding that certain real property located in Madison County, Iowa legally described as:

LEGAL DESCRIPTION:

Lot Seven (7) of Evans Rural Estates Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

is declared null and void.

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CLERK DISTRICT COURT  
MADISON COUNTY, IOWA

3. The 2008 foreclosure judgment entered herein on or about 29 September 2998 is null and void and all liens are extinguished as to the Madison County property legally described as:

LEGAL DESCRIPTION:

Lot Seven (7) of Evans Rural Estates Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

And no execution shall issue except as a set-off or counterclaim.

4. Title in the real property located in Madison County, Iowa legally described as: **Lot 7 of Evans Rural Estates Plat 2 a subdivision of the S ½ of the SE ¼ of Section 24 in Township 72 North, Range 26 West of the 5<sup>th</sup> P.M, Madison County** is hereby settled, established and quieted in Ronnie Hammond and Kim A. Jones a/k/a Jim A. Jones Hammond, as joint tenants with full rights of survivorship and not as tenants in common as conveyed to them by way of Warranty Deed dated 14 June 2001 and filed 19 June 2001 at Book 2001/Page 2545 as filed 002545.

IT IS SO ORDERED.



Judge - 8<sup>th</sup> Judicial District

Original filed/ copy to:

- ✓ David A. Morse, 1010 Insurance Exchange Bldg., Des Moines, Iowa 50309- Attorney for Ronnie & Kim Hammond.
- ✓ John A. Pabst, 212 West Benton, Albia, Iowa 52531 - Attorney for First Iowa State Bank

Courtesy copy to:

- ✓ Madison County Sheriff's Office - 1012 North John Wayne Drive, Winterset, Iowa 50273.
- ✓ Madison County Recorder's Office, 1012 North John Wayne Drive, Winterset, Iowa 50273
- ✓ Ronnie & Kim Hammond, 3359 140<sup>th</sup> Street, Cumming, Iowa 50061