



Document 2014 3183

Book 2014 Page 3183 Type 03 004 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

INDX
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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)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Donald E. Ham, 2993 Clark Tower Road, Winterset, IA 50273

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50276-0067

Grantors:

Estate of Karen Margaret Ham

Grantees:

Donald E. Ham

Legal description: See Page -2-

Document or instrument number of previously recorded documents: N/A



COURT OFFICER DEED

ESTATE OF KAREN MARGARET HAM

now pending in the Iowa District Court

in and for MADISON County. PROBATE No. ESPR012705

Pursuant to the authority and power vested in the undersigned, and in consideration of Estate Distribution Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Donald E. Ham.

the following described real estate in MADISON County, Iowa:
The Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The Grantor further conveys to the Grantee all the Grantor's right, title and interest in and to a Real Estate Sales Contract, dated February 21, 2012, and filed for record on February 23, 2012 in the Madison County Recorder's Office in Book 2012 at Page 528 upon the real estate legally described as:

Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and in Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 64.50 acres, as shown in Plat of Survey filed in Book 2012, Page 141 on January 17, 2012, in the Office of the Recorder of Madison County, Iowa.

This deed is a distribution of property to the Devisee under the Decedent's Last Will and Testament and is exempt from transfer tax under Iowa Code Section 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: November 29th, 2014

By _____ Title Donald E. Ham 11-29-14
By _____ Title Donald E. Ham

As _____ *in the above entitled estate or cause. As Executor *in the above entitled estate or cause.

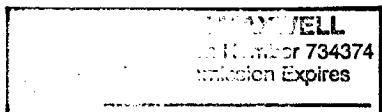
*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

Acknowledgment for Individuals

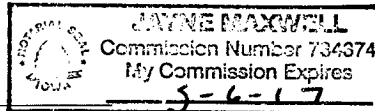
STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on November 29, 2014, by Donald E. Ham

as Executor
of Estate of Karen Margaret Ham



Jayne Maxwell, 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