



Document 2015 1635

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Recorded: 6/12/2015 at 11:09:43.0 AM
Fee Amount: \$27.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

INDX
ANNO
SCAN
CHECK



COURT OFFICER DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Connie Bindel
2020 State Highway 92
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Estate of Paul Bindel

Grantees:

Connie Bindel

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
PAUL BINDEL, Deceased,

now pending in the Iowa District Court in and for Madison County.

ESPR No. 012763

Pursuant to the authority and power vested in the undersigned, and in consideration of One and no/100th (\$1.00) Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to CONNIE BINDEL

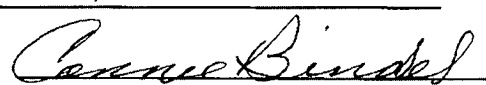
the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

This deed is given to distribute assets of the Estate of Paul Bindel, deceased. Monetary consideration is less than \$500.00. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Sections 428A.2(20) and 428A.2(21), Code of Iowa.

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: June 12, 2015

By _____	Title _____	
		Connie Bindel
By _____	Title _____	_____

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 record was acknowledged before me this 12th day of June, 2015,
by Connie Bindel
as Executor
of the Estate of Paul Bindel, deceased.



TMSchriener
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____,
by _____
as _____
of _____

Signature of Notary Public

ACKNOWLEDGMENT FOR CORPORATIONS

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____,
by _____
as _____
of _____
on behalf of said corporation as fiduciary

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____,
by _____
as _____
of _____
on behalf of said corporation as fiduciary

Signature of Notary Public

Exhibit "A"

PARCEL 1.

A parcel of land in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North $90^{\circ}00'00''$ East 1113.84 feet along the section line; thence South $00^{\circ}00'00''$ 57.36 feet to the south right of way line of Iowa Highway No. 92 and the point of beginning; thence South $01^{\circ}20'09''$ East 353.30 feet; thence South $89^{\circ}01'36''$ East 110.13 feet; thence North $00^{\circ}22'57''$ West 355.08 feet; thence South $90^{\circ}00'00''$ West 115.98 feet along said right of way line to the point of beginning. Said parcel contains 0.919 Acres,

AND

PARCEL 2.

A parcel of land in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North $90^{\circ}00'00''$ East 1113.84 feet along the section line; thence South $00^{\circ}00'00''$ 57.36 feet to the south right of way line of Iowa Highway No. 92 and the point of beginning; thence South $90^{\circ}00'00''$ West 215.98 feet along said right of way line; thence South $84^{\circ}10'24''$ West 98.51 feet along said right of way line; thence South $01^{\circ}04'42''$ East 216.84 feet; thence South $88^{\circ}46'30''$ East 292.40 feet; thence South $01^{\circ}20'09''$ East 18.45 feet; thence North $88^{\circ}43'45''$ East 23.00 feet; thence North $01^{\circ}20'09''$ West 251.05 feet to the point of beginning. Said parcel contains 1.661 Acres.