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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



COURT OFFICER DEED

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

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Betty Berdine, 906 W. Jefferson, Winterset, IA 50273

Return Document To: (Name and complete address)

Betty Berdine, 906 W. Jefferson, Winterset, IA 50273

Grantors:

Ron Berdine
Sharon Berdine

Grantees:

Betty Berdine

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF THE
GUARDIANSHIP AND CONSERVATORSHIP OF
JAMES BERDINE

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

PROBATE No. GSPR012691

Pursuant to the authority and power vested in the undersigned, and in consideration of \$1 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Betty Berdine

the following described real estate in Madison County, Iowa:
All right title and interest in and to the attached Exhibit "A".
This deed is exempt according to Iowa Code 428A.2(21).

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: July 24, 2015

By _____	Title _____	<u>Ron Berdine</u>
By _____	Title _____	<u>Sharon Berdine</u>

As _____ *in the above entitled estate or cause. As Conservator _____ *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 24 day of July, 2015,
by Ron Berdine
as Conservator
of James Berdine

Carol Kiernan
Signature of Notary Public



STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me this 24 day of July, 2015,
by Sharon Berdine
as Conservator
of James Berdine

Carol Kiernan
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"

Commencing at a point 222 feet West of the Northeast Corner of a tract of land described as follows, to-wit: All that part of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying and being South of the State Road leading West from the City of Winterset to Council Bluffs, Iowa, said State Road being on a direct line with and a continuation due Westward of Jefferson Street in said City of Winterset, running thence West from said point of beginning on the South line of said Jefferson Street so extended Westward, a distance of 132 feet, thence South 132 feet, thence East 132 feet, thence North 132 feet to the place of beginning.