



Document 2015 2308

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INDX ✓
ANNO ✓
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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

\$40,693.24

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)
Daniel J. Downs, 1303 Pecos Drive, Southlake, TX 76092

✓ **Return Document To:** (name and complete address)
Daniel J. Downs, 1303 Pecos Drive, Southlake, TX 76092

Grantors:
Joy Anne Hughes Estate

Grantees:
Daniel J. Downs

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Jerrold B. Oliver, Attorney

COURT OFFICER DEED

THE ESTATE OF
JOY ANNE HUGHES, Deceased
now pending in the Iowa District Court in and for Madison County. Probate No.
ESPRO12742

Pursuant to the authority and power vested in the undersigned, and in consideration of 40,693.24 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Daniel J. Downs the following described real estate in Madison County, Iowa:

An undivided one-fourth interest in and to:
See Exhibit "A" attached.

This Deed is given in satisfaction of a Contract dated January 25, 2005, and recorded on February 16, 2005, in Book 2005, Page 679 of the Recorder's Office of Madison County, Iowa. Michael A. Hughes and Joy A. Hughes, Husband and Wife, sold pursuant to said Contract an undivided one-half interest in and to the above described real estate. Deeds conveying an undivided one-fourth interest in and to said real estate, are being executed by the Michael Allen Hughes Estate and the Joy Anne Hughes Estate.

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: 7-31-2015

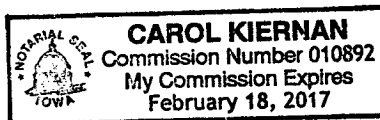
Larry A. Hughes
Larry A. Hughes

As Administrator in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF Madison, ss:

2015 This record was acknowledged before me this 31 day of July, by Larry A. Hughes as Administrator of Joy Ann Hughes Estate.

Carol Kiernan
Signature of Notary Public



The North Fractional Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Two (2) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M. and the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter of the Southeast Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty-five (35), containing 11.14 acres, as shown in Plat of Survey filed in Book 2003, Page 7490, on December 24, 2003, in the Office of the Recorder of Madison County, Iowa.

Exhibit "A"