



Document 2015 2497

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Date 8/28/2015 Time 11:48:47AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$574.40

Rev Stamp# 307 DOV# 323

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. P201

Recorder's Cover Sheet

#359,221.50

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

$\frac{1}{4}$

Taxpayer Information: (Name and complete address)

Gregory S. Broadbent and Sherri D. Broadbent, 3155 Hwy 92, Prole, IA 50229

✓ **Return Document To:** (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Jane E. Rosien, Receiver

In The Matter of

Nickie M. Hunter

vs

Tim A. Engnell

Grantees:

Gregory S. Broadbent

Sherri D. Broadbent

Legal description: See Page 2

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



COURT OFFICER DEED

IN THE MATTER OF
NICKIE M. HUNTER
VS
TIM A. ENGNELL

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

CASE No. CDDM006177

Pursuant to the authority and power vested in the undersigned, and in consideration of \$359,221.50 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Gregory S. Broadbent and Sherri D. Broadbent, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common,

the following described real estate in MADISON County, Iowa:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4), and the Southwest Quarter (1/4) of the Southeast Quarter (1/4), and the South Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4), and the Southeast Quarter (1/4) of the Southeast Quarter (1/4) excepting therefrom the South 64 Rods of the East One-fourth (1/4) of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), all in Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located in the South Half (1/2) of the Southeast Quarter (1/4) of said Section Thirty-six (36), containing 10.015 acres, as shown in Plat of Survey filed in Book 2005, Page 1497 on April 7, 2005, in the Office of the Recorder of Madison County, 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: August 27, 2015

By _____ Title Jane E. Rosien
By _____ Title _____

As _____ *in the As Receiver _____ *in the
above entitled estate or cause. 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 27th day of August, 2015,
by Jane E. Rosien
as Receiver In The Matter of Nickie M. Hunter vs Tim A. Engnell
of _____



Carla J. Vasey
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