



Document 2016 275

Book 2016 Page 275 Type 03 004 Pages 3

Date 2/03/2016 Time 11:43:11AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$147.20

Rev Stamp# 36

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$92,500.00

COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. P201

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Phyllis Pearson, 1415 28th Street, Ste. 160, West Des Moines, IA 50266, Phone: (515) 727-0986

6/14

Taxpayer Information: (Name and complete address)

Bret and Kyla Cox, 2908 46th Street, Des Moines, IA 50310

6/14

Return Document To: (Name and complete address)

Phyllis Pearson, 1415 28th Street, Ste. 160, West Des Moines, IA 50266

Grantors:

Charlotte Findley Zepeda,
Executor of the Estate
of John J Findley

Grantees:

Bret A Cox and Kyla S Cox

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
JOHN J FINDLEY

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

Probate No. ESPR012749

Pursuant to the authority and power vested in the undersigned, and in consideration of One (\$1.00) Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Bret A Cox and Kyla S Cox, 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 Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirteen (13), in Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Thirteen (13), Madison County, Iowa, described as follows: beginning at a point that is 240.0 feet West of the North Quarter (1/4) corner of said Section Thirteen (13), thence southwesterly along a 09°33' curve and distance of 497.03 feet; thence South 29°09' West 61.85 feet; thence South 83°48' West 633.0 feet; thence North 00°21'40" West 300.00 feet; thence North 83°48' East 812.00 feet to the point of beginning, containing 5.30 acres, more or less; AND EXCEPT a tract of land located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Thirteen (13), containing 6.4 acres, as shown in Plat of Survey filed in Book 2, Page 677 on May 1, 1996, in the Office of the Recorder of Madison County, Iowa.



This deed is partially exempt according to Iowa Code 428A.2(13) (Bret A Cox and Kyla S Cox's 1/4 interest is exempt).

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: January 27, 2016

By _____
Title

Charlotte Findley Zepeda
Charlotte Findley Zepeda

By _____
Title

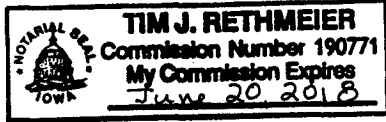
As _____ *in the
above entitled estate or cause.

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 27th day of January, 2016,
by Charlotte Findley Zepeda
as Executor
of the Estate of John J Findley



[Handwritten Signature]
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