



Document 2016 778

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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. P201

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Ruth Eivins, 300 S. East Street, Macksburg, IA 50155

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Estate of Marlin Eivins

Grantees:

Ruth Eivins

Legal description: See Page 2

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



COURT OFFICER DEED

IN THE MATTER OF _____

THE ESTATE OF _____

MARLIN EIVINS _____

now pending in the Iowa District Court

in and for MADISON County, PROBATE No. ESPR012570

Pursuant to the authority and power vested in the undersigned, and in consideration of Estate Distribution Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Ruth Eivins

the following described real estate in Madison County, Iowa:

The East Three-fourths of the South Half (E3/4 S1/2), and the South Half of the West Fractional Half of the Southwest Quarter (S1/2 WFr1/2 SW1/4), all in Section Thirty (30), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, Except Parcel "A" in the Northeast Quarter of the Southeast Quarter as shown in the Plat of Survey recorded April 4, 2002, in Book 2002, Page 1606, more particularly described as follows: Beginning at the East Quarter corner of Section 30, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89 degrees 38 minutes 36 seconds West 290.01 feet along the North line of the Northeast Quarter of the Southeast Quarter of said Section 30; thence South 00 degrees 00 minutes 00 seconds West 617.78 feet; thence North 86 degrees 35 minutes 44 seconds East 111.31 feet; thence South 01 degrees 25 minutes 23 seconds East 69.02 feet; thence South 69 degrees 42 minutes 21 seconds West 56.16 feet; thence South 05 degrees 13 minutes 34 seconds East 32.96 feet; thence South 20 degrees 49 minutes 13 seconds East 31.86 feet; thence South 36 degrees 45 minutes 56 seconds East 32.97 feet; thence South 56 degrees 13 minutes 07 seconds East 39.59 feet; thence South 89 degrees 02 minutes 49 seconds East 162.91 feet to a point on the East line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 00 minutes 00 seconds East 815.19 feet to the point of beginning.

This Deed is a distribution of property to Ruth Eivins as the surviving Joint Tenant of the Decedent's undivided interest in the above described real estate and is exempt from transfer tax under Iowa Code Section 428A.2(20).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: October 20, 2015

By _____ Title Ruth Eivins
By _____ Title Ruth Eivins

As _____ *in the As Executor *in the
above entitled estate or cause. above entitled estate or cause.

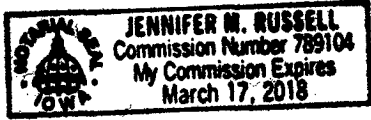
*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on October 20, 2015, by Ruth Eivins

as Executor
of the Estate of Marlin Eivins



Jennifer M. Russell, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

as _____
of _____

_____, Notary Public

Acknowledgment for Corporation

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

as _____
of _____
on behalf of said corporation as fiduciary.

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

as _____
of _____
on behalf of said corporation as fiduciary.

_____, Notary Public