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Book 2016 Page 1177 Type 03 003 Pages 2

Date 5/06/2016 Time 11:02:50AM

Rec Amt \$12.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer Information Linda L. Barker 1012 N John Wayne Drive, Winterset, Ia 50273 (515) 462-3575
Name Street Address City, State, Zip Phone Number

Address Tax Statement: James Nutter & Co., Loan #75188, 4153 Broadway, Kansas City, MO 64111
Name Street Address City, State, Zip

Return Address _____

SHERIFF'S DEED

In Consideration of \$337,187.80 heretofore paid, I, JASON BARNES Sheriff of MADISON County, Iowa, do hereby sell and convey unto JAMES B NUTTER & COMPANY the following described property in MADISON COUNTY, Iowa

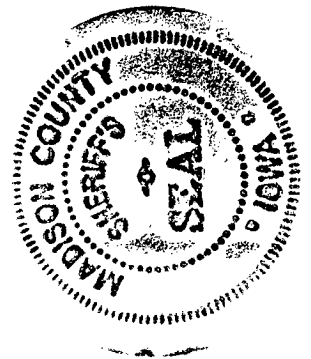
See Attachment

Upon the expiration of the redemption period (no redemption having been made) this Deed is given upon surrender of the Sheriff's Certificate of Purchase, the same having been issued on _____, in cause number EQCV0034150

Plaintiff JAMES B NUTTER & COMPANY

VS

Defendant ALL PERSONS WITH AN INTEREST IN THE ESTATE OF JOHN B CABANIS, DECEASED AUGUST 27, 2014, ET AL



On _____ Sheriff's Certificate of Purchase was assigned to:

No Redemption

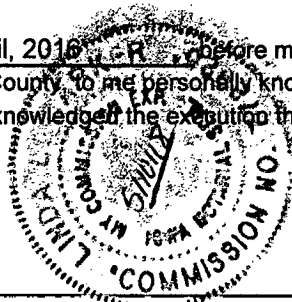
JASON BARNES, Sheriff of MADISON County, Iowa

State of Iowa

ss.

Madison County

On this 28th day of April, 2016, before me a Notary Public in and for said county, personally appeared JASON BARNES, Sheriff of said County, to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the execution thereof to be his voluntary act and deed as said Sheriff, for the purposes therein named



Witness my hand and seal, the day and year last above written

Linda L. Barker
Notary Public - Linda L. Barker

"PARCEL "A":

Beginning at the Southwest corner of Section 36, T 76 N, R 26 W of the Fifth Principal Meridian, Madison County, Iowa, proceed N 85° 17' E 536.5 feet along the South line of said Section 36 to a point on the West ROW line of County Road R 35; thence N 23° 55-1/2' E along said West ROW line 32.3 feet; thence N 7° 13-1/2' E 155.6 feet; thence N 38° 58-1/2' E 154.1 feet; thence Northeasterly 679.5 feet along a 3765 foot radius curve concave Northwesterly and tangent to the following course, thence N 13° 35' E 70.6 feet to a point on the South line of the North 10 acres of the SW 1/4 of the SW 1/4 of said Section 36; thence Westerly 893.5 feet to the Southwest corner of the North 10 acres of the SW 1/4 of the SW 1/4 of said Section 36; thence Southerly 979.3 feet to the point of beginning, containing 16.38 acres, more or less.

PARCEL "B":

Beginning at the Northwest corner of Section 1, T 75 N, R 26 W of the Fifth Principal Meridian, Madison County, Iowa, proceed N 85° 17' E 536.5 feet along the North line of said Section 1 to a point on the West ROW line of County Road R 35; thence S 23° 55-1/2' W 830.4 feet along said West ROW line; thence Southwesterly 516.1 feet along a 2915 foot radius curve concave Southeasterly and tangent to the preceding course to a point 33 feet East of the West line of said Section 1; thence North parallel to the West line of Section 1 to a point on the North ROW line of a local road; thence Northwesterly along said North ROW line to the West line of said Section 1; thence North to the point of beginning, and containing 5.63 acres, more or less, exclusive of local road right-of-way, except the following: all that part of the Northwest Quarter (N 1/4) Northwest Quarter (N 1/4) of Section 1-75-26, Madison County, Iowa, lying south of a public highway running in an east-west direction and northwest of a public highway running in a northwesterly-southwesterly direction, containing 1.3 acres, more or less.