

BK: 2016 PG: 2610
Recorded: 9/6/2016 at 1:36:55.0 PM
Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



COURT OFFICER DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)
Gloria J. Neal
1311 Creamery Road
Dexter, Iowa 50070

Return Document To: (Name and complete address)
Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:
Warren D. Neal Trust

Grantees:
Joy Neal Kidney
Gloria Jean Neal

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF THE
WARREN D. NEAL TRUST

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

Case No. TRPR003491

Pursuant to the authority and power vested in the undersigned, and in consideration of \$1.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to JOY NEAL KIDNEY and GLORIA JEAN NEAL

the following described real estate in Madison County, Iowa:

The undivided one-half interest of the Warren D. Neal Trust in and to:

The East 100 Acres of the Northeast Quarter (NE 1/4) and the East 50 Acres of the West 60 Acres of the Northeast Quarter (NE 1/4) all in Section 19, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

This deed is given pursuant to Article III(B)(1) of the Last Will And Testament of Warren D. Neal, deceased, to distribute assets of the Warren D. Neal Trust. Monetary consideration is less than \$500. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(20) and (21), Code of 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 23, 2016

By Joy Neal Kidney Title Joy Neal Kidney
By Gloria Jean Neal Title Gloria Jean Neal

As in the above entitled estate or cause.

As Trustees in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver Acknowledgment for Individuals

Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 23, 2016,

by Joy Neal Kidney and Gloria Jean Neal

as Trustees

of the Warren D. Neal Trust



Samuel H. Braland
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

Signature of Notary Public

Acknowledgment for Corporations

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

on behalf of said corporation as fiduciary

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

on behalf of said corporation as fiduciary

Signature of Notary Public