



BK: 2016 PG: 3071
Recorded: 10/17/2016 at 9:56:14.0 AM
Fee Amount: \$27.00
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)

Bryan R. Jennings, Jennings Law Office, P.O. Box 158, Adel, IA 50003, Phone: (515)
993-4542

Taxpayer Information: (Name and complete address)

Angela Snyder, 1704 Quail Ridge Avenue, Winterset, Iowa 50273

Return Document To: (Name and complete address)

Bryan R. Jennings, Jennings Law Office, P.O. Box 158, Adel, IA 50003

Grantors:

Michael D. Parkins Estate

Grantees:

Angela Snyder
Melody Sutton
Lacey Guile

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

The Estate of
Michael D. Parkins

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

Probate No. ESPR012735

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Angela Snyder, Melody Sutton, and Lacey Guile

the following described real estate in Madison County, Iowa:
See Legal Description attached hereto as Exhibit "A"

NOTE: Exemption #20

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: October 13th, 2016

Estate of Michael D. Parkins

By _____
Title

By _____
Title

Martin J. Parkins
[Signature]

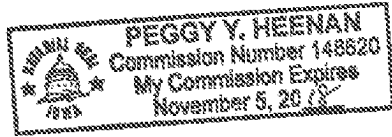
As _____ *in the
above entitled estate or cause.

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 DALLAS
This record was acknowledged before me this 13th day of October, 2015,
by Martin J. Parkins
as Executor
of Michael D. Parkins Estate



Peggy Y. Heenan
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

Exhibit "A"
Legal Description

All that part of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North and West of the centerline of County Road G4R; AND all that part of the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Two (2) lying North and West of the centerline of County Road G4R; AND a tract of land located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), more particularly described as follows, to-wit: Commencing at the Southeast corner of the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼), and running thence West 40 rods, thence North to the channel of the North River in a Northeasterly direction to the East line of said fractional 40-acre tract, thence South to the place of beginning, containing 6 acres, more or less; AND all that part of the following described tract located in the East Half (½) of the Northeast Quarter (¼) of said Section Two (2), which lies North and West of the centerline of the public road located therein: Commencing at a point 1481 feet North of the Southeast corner of the Southwest Quarter (¼) of the Northeast Quarter (¼), running thence East 716 feet to the centerline of the public road located therein, thence in a Southwesterly direction along the centerline of said highway a distance of 822.4 feet, thence South 715.5 feet to the South line of the Southeast Quarter (¼) of the Northeast Quarter (¼), thence West 330 feet to the Southwest Corner of the Southeast Quarter (¼) of the Northeast Quarter (¼), thence North 1481 feet to the point of beginning; EXCEPT a tract of land located in the South Half (½) of the Northeast Quarter (¼) of said Section Two (2), containing 3.8021 acres, more or less, as shown in Plat of Survey filed in Farm Plat Book 2, Page 221 on October 31, 1990, in the Office of the Recorder of Madison County, Iowa.