



Document 2016 4059

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Date 12/30/2016 Time 9:29:24AM

Rec Amt \$32.00 Aud Amt \$5.00

Rev Transfer Tax \$651.20

Rev Stamp# 536 DOV# 537

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



\$407,185

**COURT OFFICER DEED**

THE IOWA STATE BAR ASSOCIATION

Official Form No. P201

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

1  
1

**Taxpayer Information:** (Name and complete address)

Larry G. Young, 2552 Walnut Trail, St. Charles, IA 50240

**Return Document To:** (Name and complete address)

Larry G. Young, 2552 Walnut Trail, St. Charles, IA 50240

**Grantors:**

Ricky G. Young Estate

**Grantees:**

Larry G. Young, Trustee

Sherry M. Young, Trustee

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
RICKY G. YOUNG, DECEASED

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

Case No. ESPR012850

Pursuant to the authority and power vested in the undersigned, and in consideration of 407,185.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to See 1 in Addendum

the following described real estate in Madison County, Iowa: An undivided one-half interest: See description attached.

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:

By Brian L. Young Title Brian L. Young

By Title

As \*in the above entitled estate or cause. As Administrator \*in the above entitled estate or cause.

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

**Acknowledgment for Individuals**

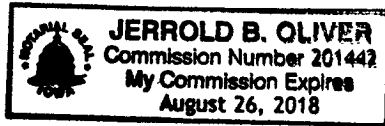
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-29-16,

by Brian L. Young

as Administrator

of Ricky G. Young Estate



Jerrold B. Oliver  
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

## Addendum

1. Larry G. Young and Sherry M. Young, Trustees of the Larry G. Young Revocable Trust, as to an undivided one-half interest; and Sherry M. Young and Larry G. Young, Trustees of the Sherry M. Young Revocable Trust, as to an undivided one-half interest

The East Half (½) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following-described tracts, to-wit:

1. That part of the North Half (½) of the Northeast Quarter (¼) of said Section Eleven (11) which lies North and West of the Southeasterly line of the former Right-of-Way of the Chicago, Great Western Railway Company;
2. The North 20 rods of the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Eleven (11) which lies North and West of the right of way of the Chicago, Great Western Railway Company;
3. A tract of land commencing at the Southeast corner of the West Half (½) of the North 5 acres of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Eleven (11) and running thence South 85° West, along the South line of said 5 acres and parallel to the North line of said 40 acre tract, a distance of 660 feet to the West line of said 40 acre tract, thence South 165 feet along the East line of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Eleven (11), thence South 85° West, parallel with the North line of said last described 40 acres tract, 885 feet to the East line of the county road, thence North 3°20' East, along the East line of said county road 860 feet, thence South 87°21' East 309 feet, thence North 2°59' East 100 feet, thence North 76°45' East 171 feet, thence South 75°30' East 99 feet, thence South 52°38' East 330 feet, thence South 17°1' East 245 feet, thence South 78°6' East 94 feet, thence North 47°1' East 200 feet, thence North 22°48' East 245 feet, thence South 81°58' East 220 feet, thence South to the point of beginning, containing 20.77 acres, more or less (said tract includes Parcel "C" located therein, containing 3.838 acres, as shown in Plat of Survey filed in Book 2005, Page 5366 on November 4, 2005, in the Office of the Recorder of Madison County, Iowa);
4. A tract of land beginning 1,149.4 feet North and 75.76 feet West of the Southeast corner of said Section Eleven (11), thence South 85° West along the North line of the South 35 acres of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Eleven (11), 584.24 feet, thence North 825 feet, thence North 47° East 798.2 feet to the West line of said County Road, thence Southerly along said West line of said County Road 1,314.15 feet to the point of beginning, and containing 14 acres, more or less;
5. The South Thirty (30) acres of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Eleven (11) (said tract includes Parcel "B" located therein, containing 23.34 acres, as shown in Plat of Survey filed in Book 2004, Page 1814 on April 23, 2004, in the Office of the Recorder of Madison County, Iowa);
6. The South Thirty-five (35) acres of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Eleven (11);
7. The East Two and One-half (2½) acres of the North Five (5) acres of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Eleven (11).
8. The railroad right-of-way of the Chicago, Great Western Railway Company running across the Northeast Quarter (¼) of the Northeast Quarter (¼) and the West Half (½) of the Northeast Quarter (¼) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



AND

The former Railroad Right-of-Way of the Chicago, Great Western Railway Company running across the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), the West Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), and the West Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 18.09 acres, more or less;

