

BK: 2017 PG: 442
Recorded: 2/7/2017 at 9:50:41.0 AM
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)
Claire Cumbie-Drake, 423 E Court Ave, Suite 200, Des Moines, IA 50309, Phone: (515)
284-1433

Taxpayer Information: (Name and complete address)
Sharon A. Benshoof, 721 N. 6th Ave Circle, Winterset, IA 50273

Return Document To: (Name and complete address)
Claire Cumbie-Drake, 423 E Court Ave, Suite 200, Des Moines, IA 50309

Grantors:
Estate of Dorothy A. Lynch

Grantees:
Sharon A. Benshoof

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

Estate of Dorothy A. Lynch

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

Case No. ESPR070049

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 Sharon A. Benshoof, single

the following described real estate in Madison County, Iowa:

See addendum

This deed is exempt according to Iowa Code 428A.2(3).

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: 2-2-2017

BY: Debra S. Porter
Debra S. Porter
As Executor *in the
above entitled estate or cause.

STATE OF IOWA, COUNTY OF POLK
This record was acknowledged before me on February 2, 2017.
by Debra S. Porter
as Executor
of Estate of Dorothy A. Lynch



Claire Cumbie-Drake
Signature of Notary Public

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

ADDENDUM

All that part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) lying South of the public highway in Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; excepting therefrom a tract described as:

Commencing at the Northwest corner of Section 11, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°00' along the section line 346.3 feet to the center line of the county road and the point of beginning; thence continuing South 00°00' along the section line 997.0 feet to the Southwest corner of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 11, Township 76 North, Range 27 West; thence North 89°11' East 212.3 feet along the South line of said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼); thence North 00°00' 717.0 feet; thence North 89°11' East 38.1 feet; thence North 00°00' 266.8 feet to the center line of the county road; thence South 86°45' West 150.5 feet along the center line of said county road; thence 100.2 feet along a 1,273.3 foot radius curve concave Northerly with a central angle of 4°30.36' to the Point of Beginning. Said parcel contains 5.000 acres, including 0.345 acres of county road Right-of-Way.