



Document 2017 1235

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Date 4/20/2017 Time 3:47:10PM

Rec Amt \$17.00 Aud Amt \$10.00

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Donna Jean Jackson, 1868 State Hwy 92, Winterset, IA 50273

Laurie Lynn Smith, 2428 Knoll Ridge Trail, Winterset, IA 50273

Brett Wayne Rhoads, 412 S.E. 4th Street, Apt. 2, Greenfield, IA 50849

Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Estate of Linda Sue Rhoads

Grantees:

Donna Jean Jackson

Laurie Lynn Smith

Brett Wayne Rhoads

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
LINDA SUE RHOADS

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

Case No. ESPR012842

Pursuant to the authority and power vested in the undersigned, and in consideration of Estate Distribution Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Donna Jean Jackson, Laurie Lynn Smith and Brett Wayne Rhoads, as Tenants in Common,

the following described real estate in MADISON County, Iowa:

The West Half (1/2) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying and being North and West of the public highway (commonly known as the Afton Road), AND EXCEPT that part thereof that lies within Parcel "D" as shown in Plat of Survey filed in Book 2002, Page 3456 on July 16, 2002, in the Office of the Recorder of Madison County, Iowa and EXCEPT that part thereof that lies within Parcel "K" as shown in Plat of Survey filed in Book 2016, Page 3370 on November 9, 2016, in the Office of the Recorder of Madison County, Iowa.

AND
A tract of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows, to-wit: Commencing at the Northwest corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirteen (13) and running thence South 16.81 chains, thence East 2.40 chains, thence North 54 3/4 degrees East, 6.90 chains, thence North 25 degrees West, 1.90 chains to the center of Middle River, thence down said river, 68 degrees East, 8 chains, thence North, 89 degrees East, 5.17 chains to the East line of said 40 acres, thence North 7.90 chains to the North line of said Section Thirteen (13), thence West to the place of beginning.

This Deed is a distribution of property to the Devisee's Heirs at Law and is exempt from transfer tax under Iowa Code Section 428A.2(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: April 12, 2017

By Donna Jean Jackson Title Donna Jean Jackson

By Title

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

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

Acknowledgment for Individuals

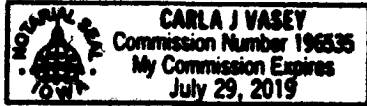
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 12, 2017,

by Donna Jean Jackson

as Adminrator

of the Estate of Linda Sue Rhoads



Carla J Vasey
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