



Document 2017 1428

Book 2017 Page 1428 Type 03 004 Pages 3
Date 5/08/2017 Time 11:37:11AM
Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

COURT OFFICER DEED Recorder's Cover Sheet

Preparer Information:

Donald F. Neiman, AT0005679
801 Grand Avenue, Suite 3700
Des Moines, IA 50309-8004
Phone: (515) 246-5877

Taxpayer Information:

Carl A. Barr III and LaRay M. Ripperger
2889 235th Street
St. Charles, IA 50240

✓ Return Document To and Grantee:

Carl A. Barr III and LaRay M. Ripperger
2889 235th Street
St. Charles, IA 50240

Grantor:

Donald F. Neiman, Bankruptcy Trustee for George Bradley Thayer and Elizabeth Ann Thayer
Bankruptcy Case No. 11-00635-als7
801 Grand Avenue, Suite 3700
Des Moines, IA 50309-8004

Legal Description:

The South Half (S ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Eighteen (18), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Document or instrument no. of previously recorded documents: Book 2016, Page 3546

This Court Officer Deed is exempt from transfer tax as it is in fulfillment of a Bankruptcy Court "Minute Order" entered March 8, 2017, and "Trustee's Report of Auction Sale" filed March 14, 2017, authorizing the sale of the real estate in the bankruptcy case of George Bradley Thayer and Elizabeth Ann Thayer, Bankruptcy Case No. 11-00635-als7.

COURT OFFICER DEED

In re:

**GEORGE BRADLEY THAYER
ELIZABETH ANN THAYER**

Debtors

Now pending in the United States Bankruptcy Court, Southern District of Iowa, Central Division;
Bankruptcy Case #11-00635-als7

Pursuant to the authority and power vested in the undersigned, and in consideration of One Hundred Twenty-Five Thousand One Hundred and No/100 Dollars (\$125,100.00) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Conveys to **Carl A. Barr III and LaRay M. Ripperger**, as joint tenants with full rights of survivorship and not as tenants in common, the real estate described as:

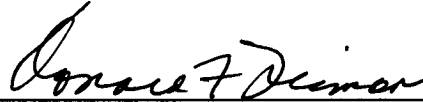
20 acres of real estate, more or less, located in Section 18, Crawford Township, Madison County, Iowa, legally described as:

The South Half (S ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Eighteen (18), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is given pursuant to and in compliance with a Bankruptcy Court "Minute Order" entered March 7, 2017, and "Trustee's Report of Auction Sale of Real Estate" filed March 14, 2017, in Bankruptcy Case #11-00635-als7 entitled "In re George Bradley Thayer and Elizabeth Ann Thayer, Debtors."

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.

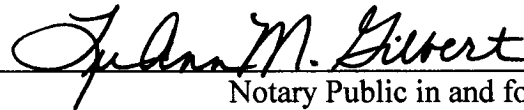
DATED: April 26, 2017.



Donald F. Neiman, Trustee in Re:
George Bradley Thayer and Elizabeth Ann Thayer,
Debtors, United States Bankruptcy Court
Southern District of Iowa, Case #11-00635-als7

STATE OF IOWA)
 (ss.
COUNTY OF POLK)

On this 26th day of April, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Donald F. Neiman, Trustee in Re: George Bradley Thayer and Elizabeth Ann Thayer, Debtors, United States Bankruptcy Court Southern District of Iowa, Case No. 11-00635-als7, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that such person, as such fiduciary, executed the same as the voluntary act and deed of such person and of such fiduciary.



Notary Public in and for said State



NOTE: This Court Officer Deed is exempt from transfer tax per Iowa Code § 428A.2(19), as it is a deed executed by a public official in the performance of his official duties.