

BK: 2017 PG: 2434
Recorded: 8/8/2017 at 11:23:39.0 AM
Fee Amount: \$27.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Kathleen Law, 700 Walnut, Suite 1600, Des Moines, IA 50309, Phone: (515) 283-3116

Taxpayer Information: (name and complete address)

Rowena Crosbie, 35054 Filmore Court, Earlham, IA 50072

Return Document To: (name and complete address)

Kathleen Law, 700 Walnut, Suite 1600, Des Moines, IA 50309

Grantors:

Estate of Theodore M. Crosbie, Deceased

Grantees:

Rowena Crosbie as Trustee of the Theodore M. Crosbie Trust U/W dated October 11, 2001

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

In the Matter of the Estate of Theodore M. Crosbie, Deceased, now pending in the Iowa District Court in and for Dallas County

Case No. ESPR023524

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) **an undivided one-half interest** in the following described real estate in MADISON County, Iowa to **Rowena Crosbie as Trustee of the Theodore M. Crosbie Trust U/W dated October 11, 2001**:

Parcel "E", located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), and in the Northwest Quarter (1/4) of Section Thirty-five (35), containing 185.66 acres, as shown in Plat of Survey filed in Book 2003, Page 206 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; AND Parcel "C", located in the South Half (1/2) of the Southwest Quarter (1/4) and in the West 30 Acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26), and in the West Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-five (35), containing 92.00 acres, as shown in Plat of Survey filed in Book 2003, Page 208 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; AND the North 66 feet of Parcel "D", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-six (26), as shown in Plat of Survey filed on January 14, 2003, in Book 2003, Page 207 in the Office of the Recorder of Madison County, Iowa, ALL in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

ALSO DESCRIBED AS

Parcel "E", located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), and in the Northwest Quarter (1/4) of Section Thirty-five (35), containing 185.66 acres, as shown in Plat of Survey filed in Book 2003, Page 206 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; AND Parcel "C", located in the South Half (1/2) of the Southwest Quarter (1/4) and in the West 30 Acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26), and in the West Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-five (35), containing 92.00 acres, as shown in Plat of Survey filed in Book 2003, Page 208 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; AND the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-six (26), EXCEPT the following:

1. That part of Parcel "E", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-six (26), as shown in Plat of Survey filed in Book 2003, Page 206 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "G", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-six (26), containing 7.747 acres, as shown in Plat of Survey filed in Book 2006, Page 921 on March 9, 2006, in the Office of

the Recorder of Madison County, Iowa;

- 3. Parcel "I", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-six (26), containing 4.64 acres, as shown in Plat of Survey filed in Book 2006, Page 1019 on March 16, 2006, in the Office of the Recorder of Madison County, Iowa;

ALL in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to 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: July 28, 2017.

By: Rowena Crosbie
Rowena Crosbie as Executor of the Estate of Theodore M. Crosbie, Deceased

STATE OF IOWA, COUNTY OF Polk ss:

This record was acknowledged before me on July 28, 2017, by Rowena Crosbie as Executor of the Estate of Theodore M. Crosbie, Deceased.

STAMP

	G. R. NEUMANN
	COMMISSION NO. 103299 MY COMMISSION EXPIRES <u>8-26-18</u>

G. R. Neumann
Notary Public in and for said State

5981480