



Document 2017 3797

Book 2017 Page 3797 Type 03 004 Pages 7

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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)

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

Taxpayer Information: (Name and complete address)

Mikayla and Madelyn Young, 407 W. Carpenter, St. Charles, IA 50240

Return Document To: (Name and complete address)

Jerold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors:

Ricky G. Young Estate

Grantees:

Mikayla Young

Madelyn Young

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 \$1 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Mikayla Young and Madelyn Young

the following described real estate in Madison County, Iowa: See 1 in Addendum

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: Dec 1, 2017

By Brian Young Title Brian Young

By Title

As *in the above entitled estate or cause.

As Administrator *in the above entitled estate or cause.

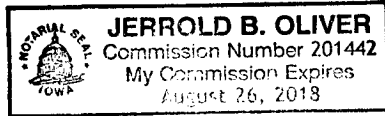
*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver Acknowledgment for Individuals

Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Dec 1, 2017

by Brian 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. Lot Two (2) in Block Twelve (12) of Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa, AND The vacated alley running North and South, 10 feet by 132 feet, between Lots Two (2) and Three (3), Block Twelve (12) of Hartman & Young's Division to the Town of St. Charles, Iowa.

AND

Lot One (1) in Block Twelve (12) of Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa.

AND

Parcel "C" located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.992 acres, as shown in Plat of Survey filed in Book 3, Page 574 on May 9, 2000, in the Office of the Recorder of Madison County, Iowa.

AND

Parcel "A" located in the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 15.08 acres, as shown in Plat of Survey filed in Book 3, Page 592 on June 7, 2000, in the Office of the Recorder of Madison County, Iowa.

AND

Parcel "H", a part of Parcel "F", located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.077 acres, as shown in Plat of Survey filed in Book 2011, Page 2525 on September 23, 2011, in the Office of the Recorder of Madison County, Iowa.

AND

The Southwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the South 235 feet of the West 190 feet thereof.

AND

Lot Six (6) of Clanton Creek Corner Subdivision, located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

See Exhibit "A" attached.

AND

See Exhibit "B" attached.

AND

An undivided one-half interest in and to: See Exhibit "C" attached.

This deed is exempt according to Iowa Code 428A.2(20).

A parcel of land in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., thence South 86°44' West 236.5 feet along the north line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4) to the point of beginning. Thence continuing South 86°44' West 1,079.6 feet to the Northwest corner of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence South 00°42' East 925.2 feet along the west line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence North 86°44' East 330.5 feet, thence South 00°42' East 396.0 feet to the south line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence North 86°44' East 969.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence North 00°00' 1,012.0 feet along the east line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence South 86°44' West 148.0 feet, thence North 02°47' West 221.0 feet, thence North 88°53' West 72.0 feet, thence North 03°54' West 83.0 feet to the point of beginning. Said parcel contains 35.38 acres including 1.34 acres of public road right of way, EXCEPT Lots One (1) and Two (2) of TopView Acres a Subdivision of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

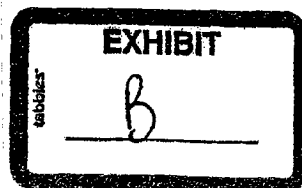
EXHIBIT

A

tabbles

Addendum

- 1 The East Fractional Half (E Fr. $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 40.00 acres, as shown in Plat of Survey filed in Book 2002, Page 1345 on March 22, 2002, in the Office of the Recorder of Madison County, Iowa, and Amended in Plat of Survey filed in Book 2002, Page 1506 on April 1, 2002.



ADDENDUM

A tract of land commencing at the Southeast corner of the West Half ($\frac{1}{4}$) of the North Five (5) acres of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of 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 165.0 feet along the East line of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section, thence South 85° West parallel with the North line of said last described 40 acre tract, 855 feet to the East line of the county road, thence North $3^{\circ}20'$ East, along the East line of said county road 860 feet, thence South $87^{\circ}21'$ East 309 feet; thence North $02^{\circ}59'$ East 100 feet; thence North $76^{\circ}45'$ East 171 feet; thence South $75^{\circ}30'$ East 99 feet; thence South $52^{\circ}38'$ East 330 feet; thence South $17^{\circ}1'$ East 245 feet; thence South $78^{\circ}6'$ East 94 feet; thence North $47^{\circ}1'$ East 200 feet; thence North $22^{\circ}48'$ East 245 feet; thence South $81^{\circ}58'$ East 220 feet; thence South to the point of beginning, containing 20.77 acres, more or less in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "C" located in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11), 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, **AND EXCEPT** any part thereof that lies within the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11) .

