



Document 2018 1979

Book 2018 Page 1979 Type 03 004 Pages 3
Date 6/22/2018 Time 10:16:09AM
Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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

FI ✓

Preparer Information: (Name, address and phone number)

Jay E. Howe, 230 Public Square, P.O. Box 86, Greenfield, IA 50849, Phone: (641)
743-6128

Taxpayer Information: (Name and complete address)

Peggy K. Fritz, 1452 Hwy 92, Winterset, IA 50273

FI ✓

Return Document To: (Name and complete address)

Peggy K. Fritz, 1452 Hwy 92, Winterset, IA 50273

Grantors:

ELLWYN DEAN FRITZ ESTATE

Grantees:

PEGGY K. FRITZ

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
ELLWYN DEAN FRITZ

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

Case No. ESPR012605

Pursuant to the authority and power vested in the undersigned, and in consideration of ONE (\$1.00 OVC) Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to PEGGY K. FRITZ

the following described real estate in Madison County, Iowa:

An undivided One-Half (1/2) interest in and to The fractional Northeast Quarter (1/4) of Section Two (2), and the East Three-fourths (3/4) of the East Fractional Half (1/2) of the Northwest Fractional quarter (1/4) of Section Two (2), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of the following described tract of land that lies therein: Commencing at the Northwest Corner of Section Two (2), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa: running thence East 1647.96 feet along the North line of said section to the Northeast corner of the West Quarter (1/4) of the East Half (1/2) of the Northwest Quarter (1/4) of said Section; thence South 00°00'54" West 70 feet to the South right of way line of Iowa Highway 92, being the point of beginning; thence continuing South 00°00'54" West 293.46 feet; thence South 89°40'17" West 589.40 feet; thence North 01°01'25" East 83.39 feet; thence North 89°47'02" West 79.54 feet; thence North 00°16'05" East 208.17 feet; thence along the aforesaid right of way line East 232.99 feet; thence North 55°07'09" East 40.23 feet; thence East 100 feet; thence South 70°12'02" East 53.14 feet; thence East 250.56 feet to the point of beginning, containing 4.402 acres, more or less; and except portions of the aforescribed conveyed for road purposes.

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: 05-25-2018.

By Peggy K. Fritz PEGGY K. FRITZ

By Title

As *in the As Executor *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 ADAIR

This record was acknowledged before me on 05-25-2018,

by PEGGY K. FRITZ

as Executor

of Ellwyn Dean Fritz Estate



[Handwritten Signature]
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