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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

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Jimmy M. Rhoads, 2296 265th Street, Peru, IA 50222

Return Document To: (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Estate of Letty J. Rhoads Miller

Grantees:

Jimmy M. 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
LETTY J. RHOADS MILLER

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

Case No. ESPR013026

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 Jimmy M. Rhoads, a/k/a Jimmy Melvin Rhoads,

the following

described real estate in MADISON County, Iowa: Two acres in the Northwest part of Lot One (1) of the Southeast Quarter of the Northeast Quarter (SE 1/4 OF NE 1/4); Lot Three (3) of the Northeast Quarter of the Northeast Quarter (NE 1/4 OF NE 1/4); Lot Three (3) of the Northwest Quarter of the Northeast Quarter (NW 1/4 OF NE 1/4); Lot Three (3) of the Southeast Quarter of the Northeast Quarter (SE 1/4 OF NE 1/4); Southwest Quarter of the Northeast Quarter (SW 1/4 OF NE 1/4); the East One-Half (E 1/2) of the Northwest Quarter of the Southeast Quarter (NW 1/4 OF SE 1/4); East Eight (8) Acres of the Southeast Quarter of the Northwest Quarter (SE 1/4 OF NW 1/4); All in Section 14, Township 75 North of Range 28, West of the 5th P.M., Madison County, Iowa. EXCEPT the following deeded to the State of Iowa for highway purposes: Beginning at the Center of said Section 14; thence N90°00' E, 160.9 ft. along the south line of the NE 1/4 of said Section 14; thence N4°28'E, 1039.5 ft.; thence N1°46'E, 791.3 ft. to a point on the centerline of Middle River, said point being 140 ft. normally distant easterly from Sta. 521+92 (Relocated Primary Road No. U.S. 169); thence Westerly along the centerline of Middle River to a point 190 ft. normally distant westerly from Sta. 518+27 (Relocated Primary Road No. U.S. 169); thence S5°26 1/2'W, 27.0 ft.; thence S2°08'E, 609.0 ft.; thence S14°30 1/2'W, 888.0 ft. to a point on the south line of the NW 1/4 of said Section 14, thence N90°00'00"E, 299.1 ft. along the south line of said NW 1/4 to the Center of said Section 14, the Point of Beginning; containing 15.1 acres, more or less, EXCEPT Parcel "A", located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.372 acres, as shown in Plat of Survey filed in Book 3, Page 89 on August 12, 1997, in the Office of the Recorder of Madison County, Iowa. This Deed is a distribution of property to the Devisee under the Decedent's Last Will and Testament 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: August 7, 2018

By Billy W. Rhoads Title
By Bobby G. Rhoads Title

Jimmy M. Rhoads
Jimmy M. Rhoads

As Co-Executor in the
above entitled estate or cause.

As Co-Executor 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 August 7, 2018,

by Billy W. Rhoads

as Co-Executor

of the Estate of Letty J. Rhoads Miller

Jane E Rosien
Signature of Notary Public



STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 6, 2018,

by Jimmy M. Rhoads

as Co-Executor

of the Estate of Letty J. Rhoads Miller

Jane E Rosien
Signature of Notary Public



~~**Acknowledgment for Corporations**~~

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 6, 2018,

by Bobby G. Rhoads

as Co-Executor

of the Estate of Letty J. Rhoads Miller

~~on behalf of said corporation as fiduciary~~

Jane E Rosien
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