



Document 2018 2566

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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)

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)

Bobby G. Rhoads, 626 S. 7th Avenue, Winterset, IA 50273; and,

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:**

Bobby G. Rhoads

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 Bobby G. Rhoads, a/k/a Bobby Gene Rhoads; and, Jimmy M. Rhoads, a/k/a Jimmy Melvin Rhoads,

the following

described real estate in MADISON County, Iowa: The Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT: That portion of Lot Two (2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying West and North of the centerline of the County Road as it now exists described as beginning at the Northwest Corner of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence North 89°25' East, 1015.3 feet, thence South 23°31' West along the centerline of County Road 1269.0 feet, thence South 42°09' West along centerline of County Road 217.5 feet, thence South 89°54' West 369.1 feet, thence North 1317.8 feet to the point of beginning, containing 22.0034 acres including 1.4406 acres of county road right-of-way. AND

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the West 32 acres of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and Lot Two (2) of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) being all that part of said 40 acre tract lying South of Middle River and Containing 18 acres more or less, and a right of way across the East 12 acres of Lot One (1) of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) to Lot Two (2) thereof "as the same is now traveled through West gate", of Section Fourteen (14) all in Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., 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 [Signature]
Billy W. Rhoads
Title
By [Signature]
Bobby G. Rhoads
Title

[Signature]
Jimmy M. Rhoads
Title

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, 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