



Document 2018 2567

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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)

Billy W. Rhoads, 2450 Knoll Ridge Trail, Winterset, IA 50273-8335

✓ **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:

Billy W. 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 Billy W. Rhoads, a/k/a Billy Wayne Rhoads,

the following described real estate in MADISON County, Iowa: The North Half of the Southwest Quarter; the Southwest Quarter of the Northwest Quarter, excepting from the West Half of said Southwest Quarter of the Northwest Quarter the Ansley Burying Ground of One-half acre, more or less; and the West Half of the Southeast Quarter of the Northwest Quarter, all in Section 13; the Northeast Quarter of the Southeast Quarter of Section 14, and a tract of land described as follows: Commencing at a point 80 rods South of the Northeast Corner of said Section 14, and running thence West 30 rods, thence South 1°, West, 5.58 chains, thence South, 50½°, West, 9.91 chains, thence South 30°, West, 9.70 chains to the Southwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 14, thence East 80 rods to the Southeast Corner of said 40 acres, thence North 80 rods to the place of beginning (excepting a tract of land containing 2 acres, more or less, described as follows: Commencing at a point where the center line of the public road crosses the North line of the Southeast Quarter of the Northeast Quarter of said Section 14, and running thence West to a point 30 rods West of the Northeast Corner of said Southeast Quarter of the Northeast Quarter, thence South, 18, West, 5.58 chains, more or less, to a stone in the center of the highway, thence in a Northeasterly direction to the place of beginning; all in Township 75 North, of Range 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 [Signature] Jimmy M. Rhoads
By [Signature] Bobby G. 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

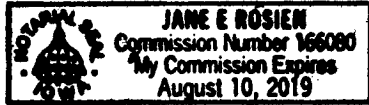
This record was acknowledged before me on August 7, 2018,

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 6, 2018,

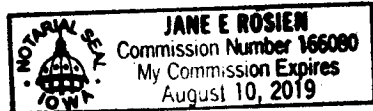
by Bobby G. Rhoads

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