

Document 2018 2567

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

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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,
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 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 Selle Cally Land Janes Jeming M. Rhoads By Long Rhoads Title Title Title
As Co-Executor *in the above entitled estate or cause. *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	MADISO	N	
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