



Document 2019 397

Book 2019 Page 397 Type 03 004 Pages 3

Date 1/31/2019 Time 10:40:53AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$213.60

Rev Stamp# 33 DOV# 33

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



\$134,000

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

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

6/1/19

Taxpayer Information: (Name and complete address)

Sean Eads and Payton Eads, 903 E. South Street, Winterset, IA 50273

ET

Return Document To: (Name and complete address)

Sean Eads and Payton Eads, 903 E. South Street, Winterset, IA 50273

Grantors:

Marvin G. Phillips Estate

Grantees:

Sean Eads
Payton Eads

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
MARVIN G. PHILLIPS, DECEASED

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

Case No. ESPRO013062

Pursuant to the authority and power vested in the undersigned, and in consideration of \$134,000.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Sean Eads and Payton Eads, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common,

the following described real estate in Madison County, Iowa: Parcel "B" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa, containing 0.667 acres, as shown in Plat of Survey filed in Book 2, Page 401 on June 24, 1999, in the Office of the Recorder of Madison County, Iowa.



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: 1/23/19

By Stephen G. Phillips Title Stephen G. Phillips

By Title

As *in the above entitled estate or cause.

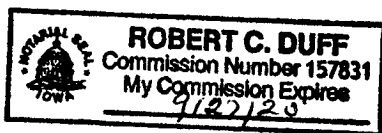
As Executor *in the above entitled estate or cause.

*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 1/23/19,
by Stephen G. Phillips
as Executor
of Marvin G. Phillips Estate



Robert C. Duff
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