



Document 2019 2277

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Date 7/25/2019 Time 10:57:38AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$183.20 ANNO

Rev Stamp# 280 DOV# 288 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

115,000.⁰⁰

✓ This instrument prepared by and return to:
 • ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623
 Mail tax statements to:
 . BENJAMIN AND STEPHANIE GRABILL, 512 West South Street, Winterset, Iowa 50273 File #33219-19-RFB (rfb)

COURT OFFICERS' DEED

Legal: Lot 2 in Block 6 in WEST ADDITION to the Town of Winterset,
Madison County, Iowa

Address: 512 West South Street, Winterset, Iowa 50273

IN THE MATTER OF
THE ESTATE OF

DEBORA DIANNE MESSER, a/k/a
DEBBIE DIANNE MESSER

Deceased,

now pending in the Iowa District Court – Madison County, Probate No. ESPR 013096.

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar (\$1.00) and other good and valuable consideration, **Ashton Van Patten and Randy Messer**, the duly-appointed personal representatives of the above-referenced Estate, hereby convey the above-described real estate to **Benjamin J. Grabill and Stephanie R. Grabill, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Estate holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.


Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

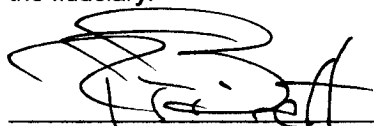

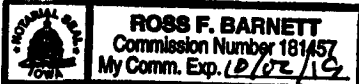

Ashton Van Patten
CO-ADMINISTRATOR



This instrument was acknowledged before me on June 20, 2019 date

Ashton Van Patten, Co-Administrator of the Estate of Debora Dianne Messer
name


Notary Public
DANA YOUNG
PFC, U.S. ARMY
LEGAL SPECIALIST
UP AR 27-55, PARA 2-2A(2)

<p>STATE OF IOWA)) SS: COUNTY OF POLK) (7th day of June 20th, 2019</p> <p>On this <u>20th</u> day of <u>June</u>, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared Randy Messer, the fiduciary of the above-referenced Estate, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that such person, as the fiduciary, executed the same as the voluntary act and deed of the person and of the fiduciary.</p> <p> Notary Public in and for said State</p>	<p>Dated: <u>07/07</u>, 2019</p> <p> Randy Messer CO-ADMINISTRATOR</p> <p></p>
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