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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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

Taxpayer Information: (Name and complete address)

Helen I. Martens, 1167 Hwy 169, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Helen I. Martens, 1167 Hwy 169, Winterset, IA 50273

Grantors:

Frederick R. Martens Estate

Grantees:

Helen I. Martens

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
FREDERICK R. MARTENS

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

Case No. ESPR013003

Pursuant to the authority and power vested in the undersigned, and in consideration of \$1 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Helen I. Martens

_____ the following
described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(20). An undivided one-half interest in and to the Exhibit "A" attached.

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: July 5, 2019

By _____ Title X Helen I. Martens
Helen I. Martens

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

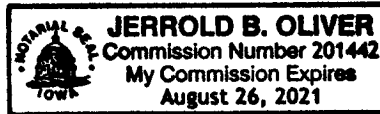
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 5, 2019,

by Helen I. Martens

as Executor

of Frederick R. Martens Estate.



Jerrold B. Oliver
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

Parcel "D" in the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 13, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 13, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa thence South 88°50'16" East 247.50 feet along the South line of said Southeast Quarter of the Northeast Quarter which is the South line of a cemetery; thence North 00°08'18" West 627.00 feet along the East line of a cemetery; thence North 88°50'16" West 275.93 feet along the North line of said cemetery projected to the centerline of U.S. Highway No. 169; thence North 00°31'49" West 595.56 feet along said Highway centerline; thence Northerly 107.66 feet along a 2865.00 foot curve concave Easterly with a 107.65 foot chord bearing North 00°36'02" East to the Southwest Corner of existing Parcel "B"; thence South 88°52'03" East 494.46 feet to the Southeast Corner of existing Parcel "B"; thence North 01°37'13" West 573.05 feet along the East line of existing Parcel "B"; thence South 89°30'35" West 406.41 along the North line of existing Parcel "B" to the centerline of U.S. Highway No. 169; thence Northeasterly 793.16 feet along a 2865.00 foot radius curve concave Southeasterly with a 790.65 foot chord bearing North 20°55'18" East to a point on the North line of the Northeast Quarter of the Northeast Quarter of said Section 13; thence South 88°44'37" East 1008.97 feet to the Northeast Corner of said Section 13; thence South 00°06'01" East 2633.77 feet to the East Quarter Corner of said Section 13; thence South 89°43'05" West 372.01 feet along an existing fence; thence South 01°17'01" West 548.08 feet along an existing fence; thence North 89°11'35" West 948.99 feet to a point on the West line of the Northeast Quarter of the Southeast Quarter of said Section 13; thence North 00°00'25" East 563.45 feet to the Point of Beginning containing 81.21 acres including 2.77 acres of U.S. Highway No. 169 right-of-way and 0.72 acres of County road right-of-way.



AND

The Northwest Fractional Quarter of Section 18, Township 77 North, Range 27 West of the 5th p.m., Madison County, Iowa containing 162.88 acres including 2.03 acres of County Road right-of-way.

AND

The Fractional Northwest Quarter of the Southwest Quarter of Section 7, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa.

AND

The Southeast Quarter of Section 12, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa,

EXCEPT

Commencing at the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twelve (12) Township Seventy-Seven (77) Range Twenty-Eight (28) West of the 5th p.m. (Madison County, Iowa); thence south 137.7 feet; thence northwesterly (N 55° - 50' W) 32.8 feet to point of beginning; thence southwesterly (S 34° - 10' W) 50.0 feet; thence northwesterly (N 55° - 50' W) 50.0 feet; thence northeasterly (N 34° - 10' E) 50.0 feet; thence southeasterly (S 55° - 50' E) 50.0 feet to point of beginning.