



Document 2020 3735

Book 2020 Page 3735 Type 03 004 Pages 4

Date 10/02/2020 Time 8:37:42AM

Rec Amt \$22.00 Aud Amt \$10.00

INDX  
ANNO  
SCAN

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)

John Patrick LaFratte, 2907 State Hwy 92, Winterset, IA 50273

**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 Frances D. LaFratte

**Grantees:**

John Patrick LaFratte

**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
FRANCES D. LAFRATTE

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

Case No. ESPR013172

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 John Patrick LaFratte,

the following described real estate in MADISON County, Iowa:

For Legal Description see Exhibit "A" attached hereto and by this reference incorporated herein.

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: Sept. 30, 2020

By John Patrick LaFratte
By Robert Anthony LaFratte

As in the above entitled estate or cause. As Co-Executors 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 Sept. 29, 2020,

by John Patrick LaFratte

as Co-Executor

of Estate of Frances D. LaFratte



Carla J Vasey  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on \_\_\_\_\_, 2020,

by Robert Anthony LaFratte

as Co-Executor

of Estate of Frances D. LaFratte

\_\_\_\_\_  
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

## EXHIBIT "A"

The Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), and the West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty (20) excepting therefrom a tract described as follows:- Commencing at a point 31 rods and 14 feet South of the Northwest corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty (20), and running thence South 17 rods and 10 feet, thence West 4 rods to the place of beginning, used for cemetery EXCEPT A parcel of land in the West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty (20), Township Seventy-six (76) North Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the East line of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty (20) North  $00^{\circ}00'$ , 46.0 feet; thence South  $34^{\circ}24'$  West, 57.8 feet; thence South  $01^{\circ}19'$  West, 610.6 feet to the centerline of a County Road; thence along said centerline, North  $77^{\circ}45'$  East, 47.8 feet; thence along the East line of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty (20), North  $00^{\circ}00'$ , 602.00 feet the point of beginning. Said parcel of land contains 0.569 Acres including 0.036 Acres of County Road Right of Way; AND The Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and the North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-nine (29); all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and except therefrom a tract described as: Parcel "Z" a tract of land in part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  ( $SE\frac{1}{4} SW\frac{1}{4}$ ) and part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  ( $SW\frac{1}{4} SE\frac{1}{4}$ ) of Section 20, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2009, Page 1485 of the Recorder's Office of Madison County, Iowa.