



Document 2020 4652

Book 2020 Page 4652 Type 03 004 Pages 4

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Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$815.20

Rev Stamp# 563 DOV# 558

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$ 510,000



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, PO Box 230, Winterset, Iowa 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Benjamin W. Johnson and Terri J. Johnson, 2647 235th Street, Winterset, IA 50273

✓

Return Document To: (Name and complete address)

Benjamin W. Johnson and Terri J. Johnson, 2647 235th Street, Winterset, IA 50273

Grantors:

Marvin G. Phillips Estate

Grantees:

Benjamin W. Johnson

Terri J. Johnson

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. ESPR013062

Pursuant to the authority and power vested in the undersigned, and in consideration of \$510,000.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Benjamin W. Johnson and Terri J. Johnson, a married couple, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following described real estate in Madison County, Iowa:
See description attached.

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

Dated: Dec 3, 2020.

By _____
Title

Stephen G. Phillips
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

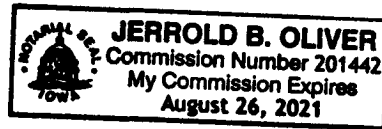
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Dec 3, 2020

by Stephen G. Phillips

as Executor

of Marvin G. Phillips



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

All that part of the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying East of the centerline of the former right-of-way of the Chicago, Burlington and Quincy Railroad, EXCEPT the following-described tracts, to-wit:

1. The East 26.6 acres of said Northwest Quarter ($\frac{1}{4}$);
2. Commencing at a point 218 feet North of the Intersection of the East line of the right-of-way of the Chicago, Burlington and Quincy Railroad Company with the North line of the public highway running east and west along the South side of the said Northwest Quarter ($\frac{1}{4}$), running thence West 37.5 feet, thence North 412.5 feet, thence East 412.5 feet, thence South 412.5 feet, thence West 375 feet to the place of beginning;
3. A tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 11.250 acres, more or less, as shown in Plat of Survey filed in Deed Record 118, Page 85 on July 9, 1984, in the Office of the Recorder of Madison County, Iowa;
4. A parcel of land described as commencing at the Southwest Corner of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), thence North $0^{\circ}00' 25.2$ feet to the centerline of Primary Road No. 251; thence North $89^{\circ}40'$ East 292.3 feet; thence easterly 155.9 feet along a 8595.0 feet radius curve concave northerly; thence North $1^{\circ}02'$ West 45.1 feet to the Point of Beginning; thence North $1^{\circ}02'$ West along the centerline of the right-of-way of the Chicago, Burlington and Quincy Railroad 215.8 feet; thence North $85^{\circ}59'$ East 412.5 feet; thence North $1^{\circ}02'$ West 412.5 feet; thence North $85^{\circ}59'$ East 555.8 feet; thence South $1^{\circ}02'$ East 606.7 feet to the north right-of-way line of Primary Road No. 251; thence South $85^{\circ}35'$ West 73.8 feet; thence South $74^{\circ}26'$ West 102.0 feet; thence South $85^{\circ}45'$ West 700.0 feet; thence South $87^{\circ}15'$ West 95.6 feet to point of beginning.
5. Parcel "L" located in the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 20.03 acres, as shown in Plat of Survey filed in Book 2008, Page 1778 on June 3, 2008, in the Office of the Recorder of Madison County, Iowa.
6. All that part thereof used or conveyed for highway purposes.