



Document 2020 515

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Rec Amt \$22.00 Aud Amt \$10.00

INDX
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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)

G. Stephen Walters, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Joyce Bales, 2475 Settlers Trail, Winterset, IA 50273

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

Joyce Bales, 2475 Settlers Trail, Winterset, IA 50273

Grantors:

Estate of Ronald Gene Bales

Grantees:

Joyce Bales

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
RONALD GENE BALES

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

Case No. ESPR03106

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 Joyce Bales

_____ 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 the
attached description.

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: _____.

By _____ Title Joyce Bales

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

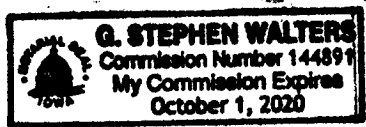
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Feb. 11, 2020,

by Joyce Bales

as Executor

of Ronald Gene Bales Estate



[Signature]
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

DESCRIPTION: PARCEL "A"

A parcel of land described as commencing at the Southeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence N.00°00' 61.7 feet along the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence Northwesterly along a 424.4 foot radius curve concave Southwesterly 503.7 feet; thence N.68°00'W. 99.2 feet to a line 32 rod North of the South line of the East Half (E $\frac{1}{2}$) of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 18; thence S.84°27'W. 308.0 feet along said North line to the West line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence S.00°51'W. along said West line 528.0 feet; thence N.84°27'E. 675.0 feet to Point of Beginning. Said parcel contains 5.086 Acres including 0.631 Acres of County Road Right-of-Way.

NOTE: East line NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 75 North, Range 26 West of the 5th P.M. is assumed to bear due North and South.

DESCRIPTION: PARCEL "B"

A parcel of land described as that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa lying North of the meanderings of Jones Creek. Said parcel contains 29.0 Acres more or less including 1.2 Acres of County Road Right-of-Way.

DESCRIPTION: PARCEL "C"

A parcel of land described as that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 19, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa lying North of the meanderings of Jones Creek. Said parcel contains 0.024 Acres including 0.022 Acres of County Road Right-of-Way.

DESCRIPTION: PARCEL "D"

A parcel of land described as commencing at a point on the East line of the Southwest Fraction Quarter in Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa 514.0 feet North of the Southeast corner of said SW. Fr. $\frac{1}{4}$; thence North along said East line 47.0 feet; thence Southwesterly to a point on the West line of said SW. Fr. $\frac{1}{4}$ 412.5 feet North of the Southwest corner of said SW. Fr. $\frac{1}{4}$; thence South along Said West line 412.5 feet to the Southwest corner of said SW. Fr. $\frac{1}{4}$; thence Northeasterly along the meanderings of Jones Creek to the Point of Beginning. Said parcel contains 5.6 Acres more or less.