



Document 2020 70

Book 2020 Page 70 Type 03 001 Pages 5

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Rec Amt \$27.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$594.40

ANNO

Rev Stamp# 4 DOV# 6

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

COURT OFFICER DEED

Recorder's Cover Sheet

\$372,000

Preparer Information: (name, address and phone number)

James E. Van Werden, Hopkins and Huebner, P.C., 1009 Main Street, Adel, Iowa 50003;
515-993-4545

$\frac{2}{3}$

Taxpayer Information:

Madison County Livestock and Fair Association
P.O. Box 542, Winterset, Iowa 50273

Return Document To:

Madison County Livestock and Fair Association
P.O. Box 542, Winterset, Iowa 50273

Grantors:

Donald A. Bolton Estate

Grantees:

Madison County Livestock and Fair Association

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

Estate of Donald A. Bolton

now pending in the Iowa District Court in and for Madison County. Case No. ESPRO12906

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Madison County Livestock and Fair Association the following described real estate in Madison County, Iowa:

See attached Exhibit A

And Grantors hereby assign to Grantees herein an Ingress Egress Easement executed by Debra L. Perkins, Grantor to the Estate of Donald A. Bolton, Grantee executed on the 2nd day of January, 2020, recorded Book 2020 at Page 69 of the Records to the Madison County Recorder of Madison County, Iowa, which easement runs with the above described property.

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: Jan. 2, 2020.

By: Debra L. Perkins
Debra L. Perkins as Co-Executor of the
Estate of Donald A. Bolton

By: Lisa K. Smith
Lisa K. Smith as Co-Executor of the
Estate of Donald A. Bolton

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on January 2, 2020, by
Debra L. Perkins and Lisa K. Smith as Co-Executors of the Estate of Donald A. Bolton.

James E. Van Werden
Signature of Notary Public

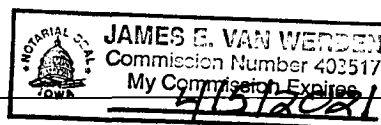


EXHIBIT A

Parcel "K" legal description:

Parcel "K" in the Southwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter all in Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence South 89°28'01" East 651.25 feet to a point on the Westerly right-of-way line of the City of Winterset Street right-of-way; thence South 33°55'37" West 453.89 feet along said right-of-way line; thence South 15°53'14" West 66.35 feet along said right-of-way line; thence North 68°06'15" West 445.11 feet; thence North 89°14'03" West 288.14 feet; thence North 00°45'54" West 129.01 feet; thence North 89°26'59" East 59.75 feet to a point on the West line of existing Parcel "G"; thence South 00°01'43" East 104.35 feet; thence South 89°21'13" East 173.63 feet; thence North 01°01'00" East 254.56 feet to a point on the North line of the Southwest Quarter of the Northwest Quarter of said Section 1; thence South 89°14'03" East 85.18 feet to the Point of Beginning containing 5.335 acres including 0.402 acres of County Road right-of-way.

Bolton Land legal description:

The following described real estate, to-wit: Two (2) Acres in a triangular form in the Northeast corner of the Southeast Quarter (1/4) of Section Two (2); The West Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), and the following described tract of land, to-wit: Commencing at the Southwest corner of the East Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), running thence North 80 rods, thence East 47 rods, thence in a Southwesterly direction down the center of a ravine to the place of beginning; and the Southwest Quarter (1/4) of the Northwest Fractional Quarter (1/4), and the Southwest Quarter (1/4) of the Southwest Quarter (1/4); and the North 17 1/4 rods of the following described tract of land, to-wit: Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4), and running thence East 31.03 rods, thence South 19 rods, thence in a Southwesterly direction along the West side of the road or public highway to a point 8 rods East of the Southwest corner of said 40 acre tract, thence West 8 rods, thence North to the point of beginning, being all that part of said tract of land which lies North of the South line of a certain private road crossing said tract of land from East to West, and being approximately 27 5/8 rods across the South side thereof, and estimated to contain 3.57 acres more or less; of Section One (1); all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

EXCEPT:

Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East 1,055 feet, thence South 151 feet, thence West 60 feet, thence South 287 feet, thence West 995 feet, thence North 438 feet to the point of beginning, containing 10.2128 acres, more or less,

AND, EXCEPT:

Parcel "G", located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East, 1055.00 feet along the North line of the Southwest Quarter (1/4) of the

Northwest Quarter (1/4) of said Section One (1) to the Point of Beginning; thence North 90°00'00" East, 178.16 feet along the North line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1); thence South 00°14'37" West, 254.50 feet long an existing fenceline; thence south 89°48'59" West, 173.80 feet along an existing fenceline; thence North 00°44'06" West, 255.08 feet along an existing fenceline to the Point of Beginning. Said Parcel contains 1.025 acres.

AND, EXCEPT:

Parcel "K" in the Southwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter all in Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Comer of the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence South 89°28'01" East 651.25 feet to a point on the Westerly right-of-way line of the City of Winterset Street right-of-way; thence South 33°55'37" West 453.89 feet along said right-of-way line: thence South 15°53'14" West 66.35 feet along said right-of-way line; thence North 68°06'15" West 445.11 feet; thence North 89°14'03" West 288.14 feet; thence North 00°45'54" West 129.01 feet; thence North 89°26'59" East 59.75 feet to a point on the West line of existing Parcel "G"; thence South 00°01'43" East 104.35 feet; thence South 89°21'13" East 173.63 feet; thence North 01°01'00" East 254.56 feet to a point on the North line of the Southwest Quarter of the Northwest Quarter of said Section 1; thence South 89°14'03" East 85.18 feet to the Point of Beginning containing 5.335 acres including 0.402 acres of County Road right-of-way.

AND, EXCEPT:

Parcel "P": That part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows; Commencing at the Northeast corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 00 minutes 55 seconds West, 263.66 feet along the North line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel G, recorded in Farm Plat Book 3 Page 333, thence South 00 degrees 05 minutes 53 seconds West, 150.61 feet along the West line of said Parcel G to a corner of Parcel K, recorded in Book 2007 Page 3577; thence South 89 degrees 40 minutes 16 seconds West, 59.77 feet to a corner of said Parcel K; thence South 00 degrees 34 minutes 09 seconds East, 129.00 feet to a corner of said Parcel K and to the Point of Beginning; thence South 00 degrees 34 minutes 09 seconds East, 62.63 feet; thence South 88 degrees 22 minutes 28 seconds East, 186.48 feet; thence North 48 degrees 51 minutes 00 seconds East, 95.90 feet to the South line of said Parcel K; thence North 88 degrees 56 minutes 08 seconds West, 259.28 feet to the Point of Beginning, having an area of 0.33 Acres.

Now described by Madison County Abstract Company of Winterset, Iowa, as:

The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part of Kippy Ridge Estates located therein; AND all that part of the North Half (1/2) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying North and West of the center of a ravine running through said North Half (1/2) of the Southwest Quarter (1/4) of said Section One (1); AND the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1); AND the Southwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Said Section One (1), EXCEPT the following described tracts, to-wit:



1. A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1), containing 10.2128 acres, more or less, and more particularly described as follows, to-wit:
Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northwest Fractional

Quarter (1/4) of said Section One (1), thence East 1,055 feet, thence South 151 feet, thence West 60 feet, thence South 287 feet, thence West 995 feet, thence North 438 feet to the point of beginning;

2. Parcel "G" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1), containing 1.025 acres, as shown in Plat of Survey filed in Book 3, Page 333 on October 22, 1998, in the Office of the Recorder of Madison County, Iowa;
3. All that part of Parcel "K" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1), as shown in Plat of Survey filed in Book 2007, Page 3577 on September 20, 2007, in the Office of the Recorder of Madison County, Iowa;
4. Parcel "P" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1), containing 0.33 acres, as shown in Plat of Survey filed in Book 2019, Page 1294 on May 7, 2019, in the Office of the Recorder of Madison County, Iowa.

Sale shall include attached Easement.