

BK: 2022 PG: 3584
Recorded: 12/12/2022 at 9:31:31.0 AM
Pages 3
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa



CERTIFICATE OF CHANGE OF TITLE

THE IOWA STATE BAR ASSOCIATION

Official Form No. 112

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Scott W. Wallace
2000 - 10th Avenue
Marion, Iowa 52302

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Estate of Margaret Sue Wallace

Grantees:

Scott W. Wallace
Amber S. Clifton
Ryan J. Clifton

Legal description: See Page 2

Document or instrument number of previously recorded documents:

IN THE IOWA DISTRICT COURT FOR LINN COUNTY

IN THE MATTER OF) ESPR044021
THE ESTATE OF)
)
MARGARET SUE WALLACE,)
Deceased.)
) CERTIFICATE OF CHANGE OF
SCOTT W. WALLACE, Executor.) TITLE TO REAL ESTATE

STATE OF IOWA)
) SS
LINN COUNTY)

TO THE AUDITOR OF MADISON COUNTY, IOWA:

I hereby certify that the title to the real estate hereinafter described has been changed to and/or established in **Scott W. Wallace, an undivided one-half interest; and in Amber S. Clifton, an undivided one-fourth interest; and in Ryan J. Clifton, an undivided one-fourth interest, to-wit:**

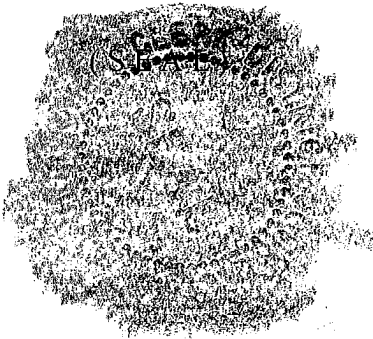
- a. The Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the East Half (1/2) of the Southeast Quarter (1/4) of said Section Twelve (12), more particularly described as follows, to-wit: Beginning at the Southeast corner of said Section Twelve (12), thence West 944.60 feet, thence North 10°24'48" East 462.54 feet, thence North 73°19'00" East 62.59 feet, thence North 36°19'35" East 190.37 feet, thence North 05°43'52" East 616.57 feet, thence North 89°46'06" East 279.42 feet, thence North 00°47'09" East 530.02 feet, thence North 88°55'30" East 344.96 feet to the East line of said Southeast Quarter (1/4) (also being the centerline of County Highway P-57), thence along said East line, South 00°09'28" West 1777.33 feet to the Point of Beginning, containing 25.97 acres, more or less.
- b. The Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

- c. The East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

In accordance with the provisions of Section 558.66 of the Code of Iowa, you shall enter the change of title upon the transfer books.

Change of title to the above described real estate was made pursuant to Section 633.480, Code of Iowa, after entry of the Order Approving Final Report herein dated November 22, 2022.

IN TESTIMONY WHEREOF, I have attached my official signature and affixed my official seal on this 8th day of December, 2022.



Ronda Ogren
Clerk District Court - Designee