

BK: 2022 PG: 653
Recorded: 3/4/2022 at 10:23:43.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,279.20
LISA SMITH RECORDER
Madison County, Iowa

Return To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072
Taxpayer: Jason Clark Ayers, 35076 Burgundy Circle, Waukee, Iowa 50263
Preparer: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
JERRY C. AYERS, Deceased,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013269

Pursuant to the authority and power vested in the undersigned, and in consideration of \$800,000.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to:

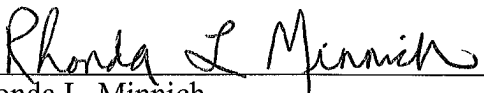
JASON CLARK AYERS,
the following described real estate in Madison County, Iowa:

The Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), containing 13.76 acres, as shown in Plat of Survey filed in Book 2, Page 61 on February 13, 1987 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT the St. Charles Cemetery located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), and more particularly described as follows, to-wit: Commencing at a point 51 Rods and 6.06 feet North of the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), thence East 981.50 feet, thence continuing East along an Eastward extension of the North line of said cemetery to a point on the East line of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), thence South to a point 410.29 feet North of the Southeast corner of the Northeast Quarter ($\frac{1}{4}$) of the

Southwest Quarter (¼) said Section Twenty-three (23), thence South 89°56'00" West 1295.80 feet to a point on the West line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-three (23) located 515.97 feet North of the Southwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-three (23), thence North approximately 331.59 feet to the Point of Beginning.

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.

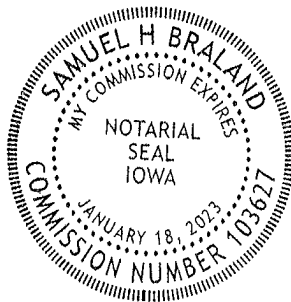
Dated: March 3, 2022.

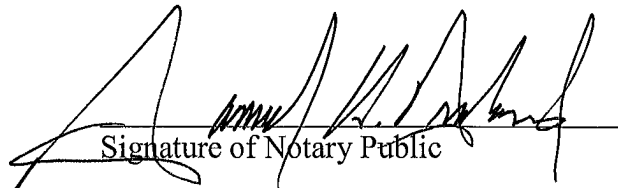

Rhonda L. Minnich

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on March 3, 2022, by Rhonda L. Minnich as Executor of the Estate of Jerry C. Ayers.




Signature of Notary Public