



Document 2023 3199

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Return To:** Brian Charles Easter and Melodie Easter, 1888 State Hwy 92, Winterset, Iowa 50273

**Taxpayer:** Brian Charles Easter and Melodie Easter, 1888 State Hwy 92, Winterset, Iowa 50273

**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



## COURT OFFICER DEED

IN THE MATTER OF  
THE ESTATE OF GEAN H. MAPES,

Now pending in the Iowa District Court in and for Madison County. Case No. ESPR013231

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 Brian Charles Easter and Melodie Easter, as joint tenants with full right of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See Description Attached

**This deed is exempt according to Iowa Code 428A.2(20).**

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: 12-11-23

Brian Charles Easter

Brian Charles Easter

S. James Smith

S. James Smith

As Executors in the above-entitled estate or cause.

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on December 11, 2023, by Brian Charles Easter as Executor of Gean H. Mapes Estate.

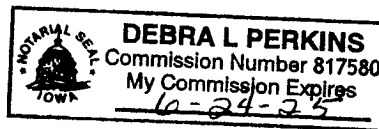


Kristina Brockmeier  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON \_\_\_\_\_, ss:

This record was acknowledged before me on December 8, 2023, by S. James Smith as Executor of Gean H. Mapes Estate.

Debra L Perkins  
Signature of Notary Public



## EXHIBIT "A"

The following described real estate: Commencing at the Northeast corner of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15) and running thence West 60 rods, thence South 40 rods, thence West 60 rods, thence South 120 rods to the South line of said quarter section, thence East 120 rods to the Southeast corner of said Quarter section, thence North 160 rods to the place of beginning, excepting the South Half ( $\frac{1}{2}$ ) of Twenty (20) acres in a square form in the Southeast corner of said quarter section, and except the right of way heretofore conveyed to the Chicago, Rock Island and Pacific Railroad Company; and the South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), except the North Two (2) Rods thereof heretofore conveyed for road purposes and also except that part thereof lying East of the public highway as the same extends through said 20 acre tract, estimated to contain 6.75 acres, all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, Excepting a parcel of land located in Southwest Quarter of the Northwest Quarter of Section 14, Township 76 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section 14, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence, along the west line of said Section 14, North  $00^{\circ}26'21''$  West 264.11 feet; thence North  $89^{\circ}17'37''$  East 425.58 feet; thence South  $00^{\circ}53'45''$  West 214.18 feet; thence North  $89^{\circ}17'37''$  East 381.36 feet to the centerline of a county road; thence, along said centerline, South  $00^{\circ}24'49''$  East 50.00 feet to the South line of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Fourteen (14); thence, along said South line, South  $89^{\circ}17'37''$  West 801.92 feet to the Point of Beginning. Said parcel of land contains 3.000 acres, including 0.038 acres of county road right of way, of Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa,

AND

All of the former right-of-way of the Chicago, Rock Island and Pacific Railroad Company situated on and within the following-described Real Estate: Commencing at the Northeast corner of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15) and running thence West 60 Rods, thence South 40 Rods, thence West 60 Rods, thence South 120 Rods to the South line of said Quarter Section, thence East 120 rods to the Southeast corner of said Quarter Section, thence North 160 Rods to the place of beginning (Excepting the South Half ( $\frac{1}{2}$ ) of 20 acres in a square form in the Southeast Corner of said Quarter Section) and the South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), (Except the North Two (2) Rods thereof heretofore conveyed for road purposes, and also Except that part thereof lying East of the Public Highway as the same extends through said 20-acre tract, estimated to contain 6.75 Acres) of Section Fourteen (14), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; and the West Twelve (12) Acres of the South Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Fourteen (14), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

### Exhibit "A" Continued

The Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section (13). Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5<sup>th</sup> P.M. Madison County, Iowa.

The Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirteen (13), and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-four (24), all in the Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

The Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the East Two (2) rods in width of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), all in Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa