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Date 2/27/2023 Time 1:09:43PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$274.40

Rev Stamp# 45 DOV# 47

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$172,000⁰⁰

**COURT OFFICER DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Kevin and Gwen Oswald, 1950 270th St., Winterset, IA 50273

 **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Sandy McClain Estate

Grantees: Kevin Oswald and Gwen Oswald

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
SANDY MCCLAIN,

now pending in the Iowa District Court in and for Union County. Case No. ESPR016230

Pursuant to the authority and power vested in the undersigned, and in consideration of One Hundred Seventy-Two Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Kevin Oswald and Gwen Oswald, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

A tract of land located in the East Half (½) of the Northeast Quarter (¼) of Section Four (4) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast corner of said Section Four (4), and running thence South 23.25 chains; thence West 14 chains, thence North 39½° East, 2.25 chains; thence North 9¼° East, 21.26 chains; thence East 9.33 chains to the place of beginning; containing 27½ acres, more or less.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: Feb. 23, 2023

State of New Mexico, Notary Public
Carlene Espinosa
Commission Number 1103000
My Comm. Expires Sep. 19, 2025

Me Sah
Me Sah

STATE OF New Mexico, COUNTY OF Santa Fe, ss:

This record was acknowledged before me on February 23, 2023, by Me Sah, as Administrator of Estate of Sandy McClain.

[Signature]
Signature of Notary Public