



Document 2024 1453

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Date 6/21/2024 Time 2:01:20PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$527.20  
Rev Stamp# 196 DOV# 197

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$330,000<sup>a</sup>

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

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:  
5154623731

**Taxpayer Information:** Jim Seckington and Leaf Seckington, 2413 Walnut Trl., St. Charles, IA  
50240

**Return Document To:** Jim Seckington, 2413 Walnut Trl., St. Charles, IA 50240

**Grantors:** Thomas C. Bain as Executor of Estate of Kelly C. Bain

**Grantees:** Jim Seckington and Leaf Seckington

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## COURT OFFICER DEED

Kelly C. Bain, Deceased

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013471

Pursuant to the authority and power vested in the undersigned, and in consideration of Three Hundred Thirty Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Jim Seckington and Leaf Seckington, husband and wife 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 Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at a point that is 240.0 feet West of the North ¼ corner of said Section 13, thence Southwesterly along a 09°33' curve a distance of 497.03 feet; thence South 29°09' West 61.85 feet thence South 83°48' West 633.0 feet; thence North 00°21'40" West 300.00 feet; thence North 83°48' East 812.00 feet to the point of beginning. Subject to road easement and containing 5.30 acres, more or less.**

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.

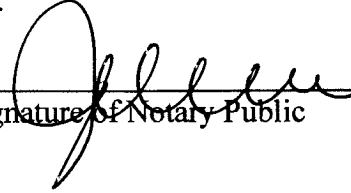
Dated: 6-21-24

Estate of Kelly C. Bain  
By: Thomas C. Bain, Executor

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on 6/21/24, by  
Thomas C. Bain as Executor of Estate of Kelly C. Bain.

  
\_\_\_\_\_  
Signature of Notary Public

