



Document 2024 2506

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Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Loren A Nalean, 724 Story St., Suite 401, Boone, IA 50036, Phone:
515-432-8266

Taxpayer Information: Craig N. Downs, 1304 Parkside Dr., Boone, IA 50036

Return Document To: Loren A Nalean, 724 Story St., Suite 401, Boone, Iowa 50036

Grantors: Estate of Yvonne Nixon Downs

Grantees: Craig N. Downs and Alan R. Downs

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

**IN THE MATTER OF
THE ESTATE OF
YVONNE NIXON DOWNS,
DECEASED.**

ESPR013502

now pending in the Iowa District Court in and for Madison County.

Pursuant to the authority and power vested in the undersigned, and in consideration of distribution of assets in an estate, the undersigned, in the representative capacity designated below, hereby Conveys to Craig N. Downs and Alan R. Downs, as tenants in common, in equal shares, the following described real estate in Madison County, Iowa:

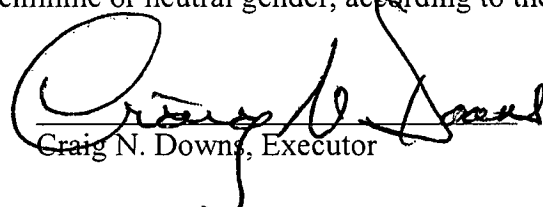
Undivided one-half interest in: The Southeast Quarter of the Northeast Quarter; the North Half of the Southeast Quarter; the North Eight (8) acres of the South Half of the Southeast Quarter; the Southeast Quarter of the Southwest Quarter, and all that part of the East Twenty (20) rods in width of the Northeast Quarter of the Southwest Quarter lying South of Jones Creek and containing 7.50 acres, more or less, all in Section 21, Township 75 North of Range 26, West of the Fifth P.M., Madison County, Iowa.

Undivided one-half interest in: Commencing Twenty (20) rods West of the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21) in Township Seventy-five (75) North of Range Twenty-six (26) West of the 5th P.M., and running thence North to Jones Creek, thence East with the meanderings of said Creek to the East line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-one (21), thence North to the Northeast corner of said last described forty-acre tract, thence West along the forty-acre line eighty (80) rods, thence South fifty-one and one-half (51 $\frac{1}{2}$) rods, thence East Twenty-eight and one-half (28 $\frac{1}{2}$) rods, thence South twenty-eight and one-half (28 $\frac{1}{2}$) rods, thence east to the place of beginning. Also a tract of land described as follows: commencing at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-one (21), in Township Seventy-five (75) North of Range Twenty-six (26) West of the 5th P.M., running thence East 12.15 chains, thence South to the South line of said forty-acre tract, thence west on said South line 12.15 chains, thence North to the place of beginning, except that portion lying North of paved County Road G-50.

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

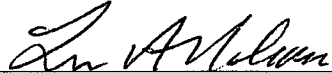
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: October 9th, 2024.


Craig N. Downs, Executor

STATE OF IOWA, COUNTY OF BOONE, ss:

This record was acknowledged before me on October 9, 2024, by Craig N. Downs
as Executor of the Estate of Yvonne Nixon Downs.



Signature of Notary Public

