

\$445,000.00

BK: 2024 PG: 2740
Recorded: 11/8/2024 at 4:07:50.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$711.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: T Ivan Kling, 148 W 2nd St., Ste 4, Madrid, IA 50156, Tel: (515) 419-1471

Taxpayer Information: Jennifer Dyer and Shayne Dyer, 2057 130th Street, Earlham , IA 50072

Return Document To: T Ivan Kling, 148 W 2nd St., Ste 4, Madrid, IA 50156

Grantors: Kaitlynn N. Culp, Executor of The Estate of Rita J. Blackford

Grantees: Jennifer Dyer and Shayne Dyer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

The Estate of Rita J. Blackford

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013527

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, Kaitlynn N. Culp, Executor of The Estate of Rita J. Blackford, hereby Convey(s) to Jennifer Dyer and Shayne Dyer, 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 Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 14, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter (1/4) corner of said Section 14, thence North 00°10' West 747.50 feet along the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), thence North 90°00" East 669.20 feet, thence South 00°10' East 747.50 feet to the South line of said Section 14, thence South 90°00' West 669.20 feet along said Section line to the point of beginning, containing 11.4836 acres including 0.6145 acres of county road right of way.

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.

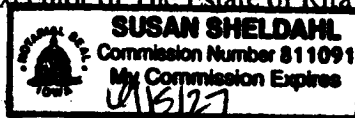
Dated: 11/8/2024

[Signature]
Kaitlynn N. Culp

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF Polk, ss:

This record was acknowledged before me on 11/8/2024, by Kaitlynn N. Culp as Executor of The Estate of Rita J. Blackford.



[Signature]
Signature of Notary Public