

**\$1,673,265.00**

BK: 2024 PG: 2771

Recorded: 11/14/2024 at 3:39:04.0 PM

Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$2,676.80

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

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

**Preparer Information:** (name, address and phone number)

James E. Van Werden, 1009 Main St., Adel, IA 50003 515-993-4545

**Taxpayer Information:** (name and complete address)

Lucas P. Beeler and Katie R. Beeler, 2726 SE 11<sup>th</sup> St., West Des Moines, IA 50265

**Return Document To:** (name and complete address)

James E. Van Werden, 1009 Main St., Adel, IA 50003

**Grantors:**

Estate of Billy W. Christensen

**Grantees:**

Lucas P. Beeler and Katie R. Beeler

**Legal Description:** See Page 2

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

**COURT OFFICER DEED**

Estate of Billy W. Christensen  
now pending in the Iowa District Court in and for Madison County. Case No. ESPR013492

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in their representative capacity designated below, hereby Convey(s) to Lucas P. Beeler and Katie R. Beeler as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

See attached.

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

Dated: 11/8/24.

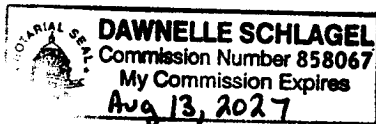
Deborah C Ham  
Deborah C. Ham as Co-Executor of the Billy W. Christensen Estate

Dated: 11/8/24.

B L Amos  
Brenda L. Amos as Co-Executor of the Billy W. Christensen Estate

STATE OF IOWA, COUNTY OF Dallas, ss:

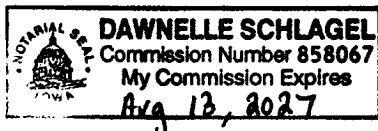
This record was acknowledged before me on Nov. 8, 2024, by Deborah C. Ham as Co-Executor of the Billy W. Christensen Estate.



[Signature]  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Dallas, ss:

This record was acknowledged before me on Nov. 8, 2024, by Brenda L. Amos as Co-Executor of Billy W. Christensen Estate.



[Signature]  
Signature of Notary Public

**LEGAL DESCRIPTION**

**PARCEL G IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN BOOK 2024 AT PAGE 2614 IN THE OFFICE OF THE MADISON COUNTY RECORDER.**