

BK: 2024 PG: 392
Recorded: 2/21/2024 at 2:41:29.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Breanna Young, 215 10th St., Ste. 1300, Des Moines IA 50309, Phone:
(515) 288-2500

Taxpayer Information: John H. Williams, 2553 250th Ln., Winterset IA 50273

Return Document To: Breanna Young, 215 10th St., Ste. 1300, Des Moines IA 50309

Grantors: John H. Williams, as Executor of the Estate of Richard P. Williams

Grantees: John H. Williams, 2553 250th Ln., Winterset IA 50273

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

The Estate of Richard P. Williams

now pending in the Iowa District Court in and for Madison County; Case No. ESPR013237.

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, hereby conveys to **JOHN H. WILLIAMS** the following-described real estate in Madison County, Iowa:

An undivided one-half interest in the West 36 acres of the Northeast Quarter (1/4) of the Southwest quarter (1/4), the Southeast Quarter (1/4) of the Southwest Quarter (1/4), and the Southwest Quarter (1/4) of the Southeast Quarter (1/4), all in Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

EXCEPT THE FOLLOWING:

Parcel "F" in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, as described in an Amended Plat to replace a Plat filed as Exhibit "A" attached to a Deed filed in Book 139, Page 149, in the Office of the Madison County, Iowa, recorder. This Amended Plat of Survey is certified as of June 8, 1998, and recorded on June 9, 1998, in Book 3, on Page 267 in the Office of the Madison County, Iowa, Recorder.

This deed also conveys an Easement for the use of a well located approximately 50 feet South of the middle of the center of the South boundary of the above-described property. The right to the use of this well shall be a right to the equal use of the well with the owner of the real property on which the well is located. The Grantees, under this deed, shall also have the right to construct, reconstruct and maintain the well and waterline leading from the well to the real property described above. The construction, reconstruction or maintenance of the well shall be paid for one-half each by the owner or owners of each of the two properties. The cost of construction, reconstruction or maintenance of the waterline leading to the real property described above shall be the sole expense of the owner or owners of the real property described above. This Easement shall run with the land and be binding on the parties and their successors and assigns.

EXCEPT Parcel "L" being a part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) and part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 24, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 50.347 acres, including 0.358 acres of county road right-of-way easement.

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 § 558.69, and therefore, this transaction is exempt from the requirement to submit a groundwater hazard statement.

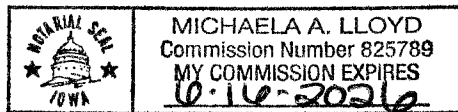
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine, or neutral gender, according to the context.

Dated: February 20, 2024.

John H. Williams
John H. Williams, Executor of the
Estate of Richard P. Williams

STATE OF IOWA, COUNTY OF Madison:

This record was acknowledged before me on February 20, 2024, by John H. Williams, as Executor of the Estate of Richard P. Williams.



Michaela A. Lloyd
Signature of Notary Public