



Document 2025 1130

Book 2025 Page 1130 Type 03 004 Pages 3

Date 5/12/2025 Time 7:54:56AM

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: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Juanita Beeler, 2075 Kiowa Avenue, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Thomas P. Beeler Estate

Grantees: Juanita Beeler

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
THOMAS P. BEELER,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013409

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 Convey(s) to Juanita Beeler, the following described real estate in Madison County, Iowa:

Parcel "A" located therein, containing 3.10 acres, as shown in Corrected Plat of Survey filed in Plat Record 2, Page 662 on April 3, 1996, in the Office of the Recorder of Madison County, Iowa; AND
The Southeast Quarter (1/4) of Section 27, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; except Parcel "A" located therein, containing 3.10 acres, as shown in Correct Plat of Survey filed in Plat Record 2, Page 662 on April 3, 1996, in the Office of the Recorder of Madison County, Iowa.

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 Section 558.69; and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: MAY 9, 2025

Juanita Beeler
Juanita Beeler

As Executor *in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on May 9, 2025, by Juanita Beeler as Executor of Thomas P. Beeler Estate.

Kim Leonard
Signature of Notary Public

