



Document 2025 1592

Book 2025 Page 1592 Type 03 004 Pages 3

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Rec Amt \$17.00 Aud Amt \$10.00

INDX
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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: Scott Rustan, 610 Greendway Road, Henderson, NV 89002

Return Document To: Scott Rustan, 610 Greenway Road, Henderson, NV 89002

Grantors: Ronald Leroy Rustan Estate

Grantees: Scott Rustan and Aaron Rustan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
RONALD LEROY RUSTAN,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013439

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 Scott Rustan and Aaron Rustan, Tenants in Common, the following described real estate in Madison County, Iowa:

All that part of Parcel "A", located in the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 564 on May 9, 1995, in the Office of the Recorder of Madison County, Iowa;

AND

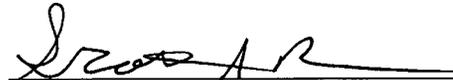
Parcel "A" located in the Southeast Quarter of the Northeast Quarter of Section 14, in the Northeast Quarter of the Southeast Quarter of Section 14, in the Southwest Quarter of the Northwest Quarter of Section 13 and in the Northwest Quarter of the Southwest Quarter of Section 13, all in Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 564 on May 9, 1995, in the Office of the Recorder of Madison County, Iowa, EXCEPT All that part of Parcel "A", located in the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., 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: 6-20-2025

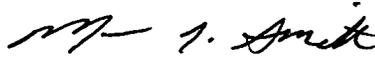


Scott Rustan

As Executor *in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on 6/20/2025, by Scott Rustan as Executor of Ronald Leroy Rustan Estate.



Signature of Notary Public

