

BK: 2025 PG: 2587  
Recorded: 9/26/2025 at 11:54:32.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$591.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 259-9327

Mail tax statements to:

TRAVIS BROCKETT AND RIKKI BROCKETT, 2412 Valleyview Avenue, Saint Charles, Iowa 50240

File #ISS (dmf)

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## **COURT OFFICER'S DEED**

**Legal: A tract of land in the Northwest Quarter (1/4) of the Northwest Quarter (¼) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, containing 9.01 acres, as shown in Plat of Survey filed in Book 2, Page 68 on April 6, 1987, in the Office of the Recorder of Madison County, Iowa.**

**Address: 2412 Valleyview Avenue, Saint Charles, Iowa 50240**

**IN THE MATTER OF  
THE ESTATE OF**

**KATHLEEN MARIE O'KEEFE**

**Deceased,**

**now pending in the Iowa District Court – Madison County, Probate No. ESCR 013533.**

**Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar (\$1.00) and other good and valuable consideration, Melissa Audas, the duly-appointed personal representative of the above-referenced Estate, hereby conveys the above-described real estate to Travis Brockett and Rikki Brockett, as Joint Tenants with full rights of survivorship and not as Tenants in Common.**

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantees, and successors in interest, that the Estate holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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

<p>STATE OF IOWA     )                                   )     SS: COUNTY OF POLK    )</p> <p>On this <u>24<sup>th</sup></u> day of <u>September</u>, 2025, before me the undersigned, a Notary Public in and for said State, personally appeared <u>Melissa Audas</u>, the fiduciary of the above-referenced Estate, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that such person, as the fiduciary, executed the same as the voluntary act and deed of the person and of the fiduciary.</p> <p><u>Emilie E. Reha</u> Notary Public in and for said State</p>	<p>Dated: <u>September 24</u>, 2025</p> <p><u>Melissa Audas</u>, Executor Melissa Audas EXECUTOR</p>
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