

BK: 2025 PG: 3415
Recorded: 12/17/2025 at 10:39:27.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$479.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072
Taxpayer: John Nisley and Anne Nisley, 1843 Earlham Road, Winterset, Iowa 50273
Preparer: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
RUTH J. YOUNG, Deceased,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013571

Pursuant to the authority and power vested in the undersigned, and in consideration of \$300,000.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to: **JOHN NISLEY and ANNE NISLEY, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

Parcel "D" located in the Fractional Northwest Quarter of the Northwest Quarter (Fr1.NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 18, Township Seventy-six (76) North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 3.05 acres, as shown in Plat of Survey filed in Book 2025, Page 2938, on October 31, 2025, in the Office of the Recorder of Madison County, Iowa.

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.

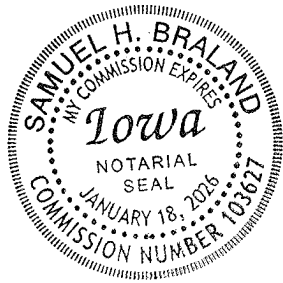
Dated: December 15, 2025.

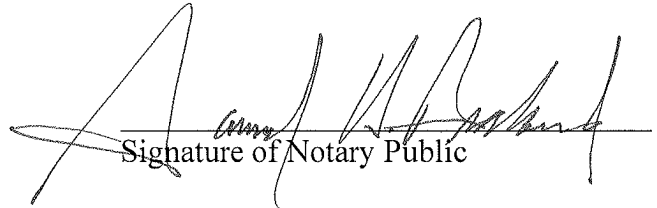
Carmen R. Strain

As Executor in the above-entitled estate or cause.

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on December 15, 2025, by Carmen R. Strain
as Executor of the Estate of Ruth J. Young.




Signature of Notary Public