

BK: 2025 PG: 704
Recorded: 3/25/2025 at 1:44:00.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,067.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072
Taxpayer: Hanlie, LLC, 17500 – 250th Street, Ashland, Nebraska 68003
Preparer: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
MARILYN K. MAFFIN, Deceased,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013512

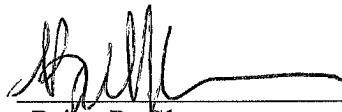
Pursuant to the authority and power vested in the undersigned, and in consideration of \$667,500.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to: **HANLIE, LLC** the following described real estate in Madison County, Iowa:

The South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Fourteen (14), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14), more particularly described as follows, to-wit: Commencing at the Northeast Corner of said Section Fourteen (14), thence South 00°00' 1,313.73 feet along the section line to the point of beginning; thence North 89°27' West 753.68 feet along the North line of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14), thence South 00°00' 289.00 feet, thence South 89°27' East 753.68 feet, thence North 00°00' 289 feet along the section line to the point of beginning, containing 5.00 acres including 0.278 acres of county road right-of-way.

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.

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: March 18, 2025.

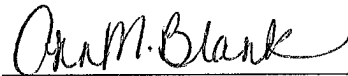
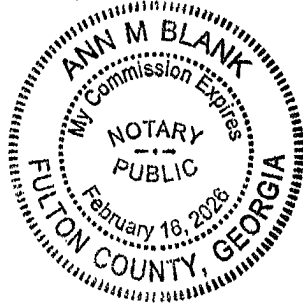


Brian P. Glenn

As Executor in the above-entitled estate or cause.

STATE OF GEORGIA, COUNTY OF FULTON, ss:

This record was acknowledged before me on March 18, 2025, by Brian P. Glenn as Executor of the Estate of Marilyn K. Maffin.



Signature of Notary Public