BK: 2025 PG: 735

Recorded: 3/27/2025 at 2:25:19.0 PM

Pages 4

County Recording Fee: \$27.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$30.00 Revenue Tax: \$1,044.80

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Return To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

Taxpayer: Elizabeth A. Grob, 31290 Napa Valley Drive, Waukee, Iowa 50263 **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 \$653,400.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to: **ELIZABETH A. GROB and CHARLES W. GROB, wife and husband, as joint tenants with rights of survivorship** the following described real estate in Madison County, Iowa:

The West Half (½) of the Northwest Quarter (¼) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "F" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Thirteen (13), containing 24.44 acres, as shown in Plat of Survey filed in Book 2025, Page 172, on January 20, 2025 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.

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	
	All
	Brian P. Glenn
	As Executor in the above-entitled estate or cause.
STATE OF GEORGIA, COUNTY OF This record was acknowledged Executor of the Estate of Marilyn K. M	before me on March 18, 2025, by Brian P. Glenn as
Executor of the Estate of Waterly in Tel. 19	A Designation
William ANN NO.	an Blank
FULL	Signature of Notary Public





REAL ESTATE TRANSFER - DECLARATION OF VALUE

Please read the instructions comprised in form 57-011 before completing and filing this form.

Part I - TO BE COMPLET	ED BY BUYER	, SELLER OR AGEI	NT
Date of Instrument (MMDDYYYY) 0 3 1	8 2 0 2	5 g	
Enter the number matching your selection in the			Contract (2) 1
Seller: Estate of Marilyn K. Maffin		hone Number: (678)	interpretation
Seller Address: 115 Chandon Court	City: Johns Creek		
State: Georgia ZIP: 30097	email:	***************************************	
Buyer: Elizabeth A. Grob and Charles W. Grob		hone Number: (515)	490-7302
Buyer Address: 31290 Napa Valley Drive		City: Waukee	ya Marana ya wasan ka a a a a a a a a a a a a a a a a a
State: lowa ZIP: 50263	email:		
Address of Property Conveyed: Ag Land			
City: Earlham	State: lowa	ZIP	50072
Legal Description: W1/2NW1/4Section 13,T77N,R2	29W,Madison Co	, IA,EXCEPT Parcel "F	" survey in B2025,P172.
Enter the number corresponding to your selecti	on in the box at	the end of the line, if	applicable.
Type of Sale: Sale between related parties/family (1); Sa	ile of partial interes	t (2); Trade (3); Quit Clai	m Deed (4); Auction (5) 5
Was this a sale of agricultural land to: Corporation (1); T	rust (2); Alien (3); f	lon-resident Alien (4); Li	mited Partnership (5)
DECLARATION	N OF VALUE S	FATEMENT	
1. Total Amount Paid		6	5 3 4 0 0 .00
2. Amount Paid for Personal Property	••••••••••	Section and the section of the secti	.00
3. Amount Paid for Real Property	********************	. 6	5 3,4 0 0 .00
I hereby declare that the information contained in	Part I of this fo		Controlled to the control of the con
Printed Name: Samuel H. Braland, Attorney		ne Number: (515) 758	
			ent or Attorney X
Effective On or Before 07/01/16	Page 1	ISB/	A 57-006a (03/15/16)

Part II - TO BE COMPLETED BY THE ASSESSOR

Primary	Classification: Residential (4); Con	nmercial (5); Industrial (2); Agricultur	al (1); Multi-reside	ntial (7)
City/Tow	nship:	Andrewskie gestien was Streenwale gestien was de streen	Occupancy:	entropic del la produca de charles de la companya de la produca de charles de companya de la companya del companya del companya de la companya del compa
Primary	Parcel Number:		Year Built:	
Class	Land	Building	Dv	welling
Res	.00	.00		.00
Com	.00	.00		
Ind	notificate formation formation to the second	.00		The second se
Ag	, and the second	.00	Acceptance of the control of the con	, .00
MultiRes	, , , , , , , , , , , , , , , , , , , ,	.00	The second secon	.00
SECTIO	ON B: DUAL CLASSIFICATION	1		
	ON B: DUAL CLASSIFICATION Classification: Commercial (5)		Multi-reside	ential (7)
	Classification: Commercial (5)		Multi-reside	ential (7)
Primary City/Tow	Classification: Commercial (5)			ential (7)
Primary City/Tow	Classification: Commercial (5)		Occupancy: Year Built:	ential (7)
Primary City/Tow Primary	Classification: Commercial (5) nship: Parcel Number:); Industrial (2);	Occupancy: Year Built:	
Primary City/Tow Primary Class	Classification: Commercial (5) nship: Parcel Number: Land); Industrial (2); Building	Occupancy: Year Built:	
Primary City/Tow Primary Class Com	Classification: Commercial (5) Inship: Parcel Number: Land .00	Building	Occupancy:Year Built:Dv	
Primary City/Tow Primary Class Com	Classification: Commercial (5) Inship: Parcel Number: Land .00 .00	Building Section of the section of	Occupancy:Year Built:Dv	welling
Primary City/Tow Primary Class Com Ind MultiRes	Classification: Commercial (5) Inship: Land Land .00 .00 Subtotal	Building Section of the section of	Occupancy: Year Built:	welling .000.
Primary City/Tow Primary Class Com Ind MultiRes	Classification: Commercial (5) Inship: Land Land OO Subtotal. Subtotal amounts from Sections	Building Section of the control of	Occupancy: Year Built:	welling .000.
Primary City/Tow Primary Class Com Ind MultiRes Total: A	Classification: Commercial (5) Inship: Parcel Number: Land .00 .00 Subtotal. Add Subtotal amounts from Section mount from line 3, page 1	Building Building Annual Statement	Occupancy: Year Built:	.00 .00
Primary City/Tow Primary Class Com Ind MultiRes Total: A	Classification: Commercial (5) Inship: Parcel Number: Land .00 .00 Subtotal. Add Subtotal amounts from Section mount from line 3, page 1	Building Section 1 Control of Co	Occupancy: Year Built:	.00 .00

Effective on or before 07/01/16 Page 2 ISBA 57-006b (03/15/16)