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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$335.20

Rev Stamp# 64 DOV# 54

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$210,000<sup>00</sup>

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

**Taxpayer:** Jason Phelps, 818 W. Husky Drive, Winterset, IA 50273

**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: 515-462-4912

### COURT OFFICER DEED

IN THE MATTER OF

THE ESTATE OF

ARTHUR ANDREW HARTMAN,  
Deceased.

now pending in the Iowa District Court in and for Madison County Case No. ESPR013585.

Pursuant to the authority and power vested in the undersigned, and in consideration of ---  
--Two Hundred Ten Thousand Dollars---- and other valuable consideration, the undersigned, in  
the representative capacity designated below, hereby Conveys to Jason Phelps, the following  
described real estate in Madison County, Iowa:

**A parcel of land described as follows, to-wit: Commencing at a point 864.55 feet East of the South Quarter (1/4) Corner of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence continuing due East 427.82 feet to the East line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1), thence North 0°49'21" East 938.04 feet, thence South 53°10'47" West 332.00 feet, thence North 0°38'02" East 408.62 feet to the County Road and the South line of Seven Oaks Subdivision, thence South 87°48'28" West 163.83 feet along the county road, thence South 5°43'07" East 822.84 feet, thence South 02°02'12" West 127.05 feet, thence South 25°41'56" West 216.99 feet to the Point of Beginning, containing 8.0263 acres including 0.1186 acres of county road right-of-way.**

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: February 26, 2026

Alice Katherine Hartman  
Alice Katherine Hartman, Administrator  
Estate of Arthur Andrew Hartman

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on February 26, 2026 by Alice Katherine Hartman as Administrator of Estate of Arthur Andrew Hartman.



Sarah M. Cowman  
Signature of Notary Public