

\$320,000

BK: 2026 PG: 924

Recorded: 4/2/2026 at 2:02:07.0 PM

Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$511.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Scott A. Hall, 303 Locust Street, Suite 400, Des Moines, IA 50309, Tel: 515-282-6803

Taxpayer Information: Andrew Charles Mains, 3148 Valleyview Trl, Prole, IA 50035

Return Document To: Andrew Charles Mains, 3148 Valleyview Trl, Prole, IA 50035

Grantors: Scott Hampe as administrator of Estate of Larry E. Moore and Scott Hampe as executor of Estate of Laura Louise Iverson

Grantees: Andrew Charles Mains and Jennifer Mains

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 120-463



COURT OFFICER DEED

The Estate of Larry E. Moore

now pending in the Iowa District Court in and for Madison County, Case No. ESPR013597, and

The Estate of Laura Louise Iverson

now pending in the Iowa District Court in and for Madison County, Case No. ESPR013575,


Pursuant to the authority and power vested in the undersigned, and in consideration of Ten Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to **Andrew Charles Mains and Jennifer Mains, 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:

That part of the South Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) lying South of the Public Road in Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing Twenty (20) Acres more or less and more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, said point being 1320 feet North 0°00' East of the Southwest Corner of said Section Twenty-two (22), Thence North 0°00' East along the West line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-two (22), 615.62 feet; Thence North 84°44'35" East, along the Centerline extended and the Centerline of County Road, 779.51 feet; Thence North 83°57'55" East, along the Centerline of County Road, 569.36 feet to a point on the East line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22); Thence South 0°40'13" West along the East line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), 669.22 feet to the Southeast Corner of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22); Thence South 86°40'02" West along the South line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), 1336.97 feet to the point of beginning. Said Parcel contains approximately 19.6610 Acres. Said Parcel is subject to an existing Public Roadway Easement on the North and West sides thereof. (1.9981 Acres), AND The North 200 feet of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa and more particularly described as follows: Beginning at a point 1120 feet North 0°00' East of the Southwest Corner of said Section Twenty-two (22); Thence North 0°00' East along the West line of the

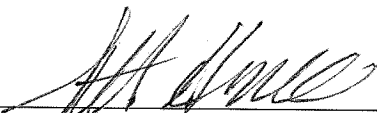
Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-two (22), 200 feet to the Northwest Corner of the Southwest Quarter (1/4) of the Southwest (1/4) of said Section Twenty-two (22); Thence 86°40'02" East along the North line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-two (22), 1336.87 feet to the Northeast Quarter of the Southeast (1/4) of the Southwest Quarter (1/4) of said Section Twenty-two (22); Thence South 0°40'13" West, along the East line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-two (22), 200.15 feet; Thence South 86°40'02" West 1334.53 feet to the point of beginning. Said Parcel contains approximately 6.1222 Acres. Said Parcel is subject to an existing 40 feet Public Roadway Easement on the West side thereof. (0.1837 Acres).

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 26, 2026.



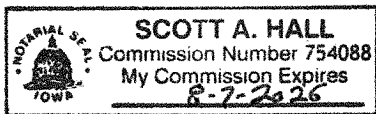
Scott Hampe as Administrator of Estate
of Larry E. Moore

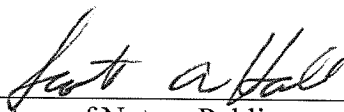


Scott Hampe as Executor of Estate of
Laura Louise Iverson

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on March 26, 2026, by Scott Hampe as Administrator of Estate of Larry E. Moore.

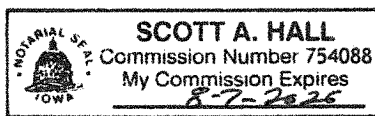


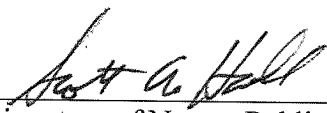


Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on March 26, 2026, by Scott Hampe as Executor of Estate of Laura Louise Iverson.





Signature of Notary Public