

BK: 2026 PG: 979
Recorded: 4/7/2026 at 12:48:08.0 PM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Certificate of Change of Title
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Carmen R. Strain
Kimberly J. Bown
Stacie G. Young
1484 Hogback Bridge Road
Earlham, Iowa 50072

Return Document To:

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

Grantors:

Estate of Ruth J. Young

Grantees:

Carmen R. Strain
Kimberly J. Bown
Stacie G. Young

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

IN THE MATTER OF) ESPR013571
THE ESTATE OF)
RUTH J. YOUNG, Deceased.) CERTIFICATE OF CHANGE
) OF TITLE TO REAL ESTATE

STATE OF IOWA)
) SS
MADISON COUNTY)

TO THE AUDITOR OF MADISON COUNTY, IOWA:

I hereby certify that title to the following described real estate has been changed to and/or established in **Carmen R. Strain, Kimberly J. Bown, and Stacie G. Young**; to-wit:

All that part of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying and being West of North River; **AND** the South Half (1/2) of the Northwest Fractional Quarter (1/4) of said Section Eighteen (18); **EXCEPT** all that part of Parcel "C" located therein, as shown in Plat of Survey filed in Book 2011, Page 2234, on August 22, 2011 in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "B", being a part of Parcel "A", located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eighteen (18), containing 4.163 acres, as shown in Plat of Survey filed in Book 3, Page 381, on January 26, 1999 in the Office of the Recorder of Madison County, Iowa.

AND

The North Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **EXCEPT** all that part of Parcel "D" located in the Fractional Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-eight (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; **AND** all that part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Eighteen (18), lying South and West of North River; **AND** all that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North,

Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South of North River.

AND

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4), of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **EXCEPT** Parcel "A" located therein, containing 22.518 acres, as shown in Plat of Survey filed in Book 2, Page 746, on January 13, 1997 in the Office of the Recorder of Madison County, Iowa.

In accordance with the provisions of Section 558.66 of the Code of Iowa, you shall enter the change of title upon the transfer books.

Change of title to the above-described real estate was made pursuant to Section 633.480, Code of Iowa, after the entry herein of the Order Approving Final Report dated 31st day of March, 2026.

IN TESTIMONY WHEREOF, I have attached my official signature and affixed my official seal on this 6th day of April, 2026.

(SEAL)

Jessica Michelsen

Clerk District Court. / *Designee*

