



Document 2012 1799

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Rec Amt \$27.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. P201

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Linda Jean Hupton, 919 45th St., Des Moines, IA 50312

✓ **Return Document To:** (Name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Walter Eugene Bass Estate

Grantees:

Linda Jean Hupton

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

THE ESTATE OF _____

WALTER EUGENE BASS, Deceased

now pending in the Iowa District Court

in and for MADISON County, PROBATE No. ESPRO12481

Pursuant to the authority and power vested in the undersigned, and in consideration of \$1.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to
Linda Jean Hupton

the following described real estate in Madison County, Iowa:
The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2) and the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Three (3) all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "G" thereof, AND also an Access Easement, see description of Access Easement attached hereto.

This real estate is being transferred as a distribution in the above estate. Therefore, no Declaration of Value or Ground Water Statement is required.

See Additional Provision attached.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: _____

May 23, 2012

By _____

Title

Mary Jo Baitinger

Mary Jo Baitinger

By _____

Title

Linda Jean Hupton

Linda Jean Hupton

As _____ *in the
above entitled estate or cause.

As Executor *in the
above entitled estate or cause.

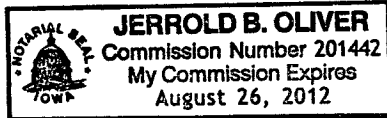
*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on May 23, 2012, by Mary Jo Baitinger

as Executor
of Walter Eugene Bass

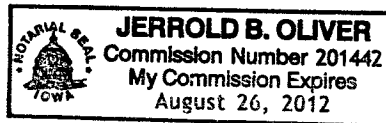


Jerrold B. Oliver, Notary Public

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on May 23, 2012, by Linda Jean Hupton

as Executor
of Walter Eugene Bass



Jerrold B. Oliver, Notary Public

Acknowledgment for Corporation

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by _____

as _____
of _____
on behalf of said corporation as fiduciary.

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by _____

as _____
of _____
on behalf of said corporation as fiduciary.

_____, Notary Public

ACCESS EASEMENT:

A 40.00 foot wide access easement on Parcel "G" in the Northwest Quarter of the Southwest Quarter of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa the centerline of which is described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence South 89°17'31" East 307.97 feet along the South line of said Northwest Quarter of the Southwest Quarter to the easement Point of Beginning; thence North 17°06'00" West 131.88 feet; thence North 29°46'09" East 75.43 feet; thence South 46°08'49" East 280.02 feet to a point on the South line of said Northwest Quarter of the Southwest Quarter a point at which the access is South of the Parcel line for 86.19 feet at which point the access centerline cross back into the Parcel and proceeds North 16°37'56" East 132.00 feet; thence North 00°08'36" East 206.79 feet; thence North 22°56'10" East 56.44 feet; thence South 47°03'46" East 158.79 feet; thence South 00°20'08" West 289.36 feet to a point on the South line of said Northwest Quarter of the Southwest Quarter which is the end to the access easement.

ADDITIONAL PROVISION

This deed is subject to the terms and provisions of a Family Settlement Agreement entered into by and between Mary Jo Baitinger and Linda Jean Hupton, sole beneficiaries of the Estate of Walter Eugene Bass, on file in the Office of the Clerk of Court, Madison County, Iowa, Probate #ESPR012481.