



Document 2013 186

Book 2013 Page 186 Type 03 004 Pages 4

Date 1/16/2013 Time 11:28 AM

Rec Amt \$22.00 Aud Amt \$10.00

Rev Transfer Tax \$319.20

Rev Stamp# 13

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO ✓

SCAN

CHEK



COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. P201

Recorder's Cover Sheet

\$200,000

Preparer Information: (Name, address and phone number)

Gordon K. Darling, Jr., 53 Jefferson Street, Winterset, IA 50273-0088, Phone: (515) 462-2442

Taxpayer Information: (Name and complete address)

Benjamin W. Johnson, 2647 - 235th Street, Winterset, IA 50273

Return Document To: (Name and complete address)

Benjamin W. Johnson, 2647 - 235th Street, Winterset, IA 50273

Grantors:

The Estate of Dorothy A. Johnson
Susan M. Hamilton, Executor
Gloria A. Stadlander, Executor

Grantees:

Benjamin W. Johnson

Legal description: See attached legal description, denoted as Exhibit "A"

Document or instrument number of previously recorded documents: See Deed



COURT OFFICER DEED

The Estate of _____

Dorothy A. Johnson _____

now pending in the Iowa District Court

in and for _____ Madison _____ County. _____ Probate _____ No. ESPR012408

Pursuant to the authority and power vested in the undersigned, and in consideration of \$200,000.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to
Benjamin W. Johnson

the following described real estate in _____ Madison _____ County, Iowa:

See attached legal description, denoted as Exhibit "A", and by this reference incorporated herein as though fully set out at length.

This conveyance is given in full and complete satisfaction of a Real Estate Contract between the Decedent and the Grantee, which contract was dated January 12, 1998, and recorded February 20, 1998, at Book 138, Page 545, in the Office of the Madison County, Iowa, Recorder.

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: October 5, 2011

By Susan M. Hamilton _____
Susan M. Hamilton Title

By Gloria A. Stadlander _____
Gloria A. Stadlander Title

As Executors _____ *in the _____ As _____ *in the _____
above entitled estate or cause. 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 October 5, 2011, by Susan M. Hamilton
as Executor
of Dorothy A. Johnson Estate



Gordon K. Darling, Jr., Notary Public

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on October 5, 2011, by Gloria A. Stadlander
as Executor
of Dorothy A. Johnson Estate



Gordon K. Darling, Jr., 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

EXHIBIT "A"

West 45.62 acres of the North Half (N½) of the South Half (S½), and the North 5.07 acres of the West 25.87 acres of the South Half (S½) of the South Half (S½) of fractional Section 31, Township 76 North, Range 26 West of the 5th P.M., and the North Half (N½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) and one acre in the square form in the Southeast corner of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 36, in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa.

and

The South Half (S½) of the Northeast Quarter (NE¼) in Section 36, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, except one acre out of the Southeast Corner thereof for school purposes.

and

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5th P.M., all in Madison County, Iowa.

and

The West Fractional Half of the Northeast Quarter of Section 31, Township 76 North, Range 26 West of the 5th P.M., except that part of the West Fractional One-half of the Northeast Quarter, Section 31, Township 76 North, Range 26 West of the 5th P.M., described as follows:

Beginning at the Northwest corner of the Southwest Fractional Quarter of the Northeast Quarter of said Section 31, proceed North 52.5 feet along the Quarter Section Line; thence 89°22' Right and Easterly 194.6 feet; thence 90°38' Right and South 212.9 feet; thence 89°22' Right and Westerly 194.6 feet to the West line of the Northeast Quarter of said Section 31, thence 90°38' Right and North 160.4 feet to the point of beginning, containing 0.95 acres, more or less, subject to existing road right-of-way on the West side.

(Assuming the existence of a Northwest Fractional Quarter in Section 31-76-26, this real estate could also be described as:

West Fractional One-half of the Northeast Quarter, and the North Half and South Half of the Northwest Fractional Quarter of Section 31, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part of the Northwest Fractional Quarter of Section 31, Township 76 North, Range 26, West of the 5th P.M., described as follows:

Beginning at the Northwest corner of the Southwest Fractional Quarter of the Northwest Fractional Quarter of said Section 31, proceed North 52.5 feet along the Quarter Section Line; thence 89°22' Right and Easterly 194.6 feet; thence 90°38' Right and South 212.9 feet; thence 89°22' Right and Westerly 194.6 feet to the West line of the Northwest Quarter of said Section 31, thence 90°38' Right and North 160.4 feet to the point of beginning, containing 0.95 acres, more or less, subject to existing road right of way on the west side.)