



Document 2016 3143

Book 2016 Page 3143 Type 03 004 Pages 3
Date 10/20/2016 Time 10:46:27AM
Rec Amt \$17.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Randall L. Jackson, 315 East 5th Street, Ste 5, Des Moines, IA 50309,
Phone: (515) 244-3188

Taxpayer Information: Theresa Jackson, 1099 45th Street, Des Moines, Iowa 50311

Return Address: Randall L. Jackson, 315 East 5th Street, Ste 5, Des Moines, IA 50309

Grantors: James McBride Larson, Executor and Theresa Lorraine Jackson, Executor

Grantees: Theresa Lorraine Jackson

Legal Description: The Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest

Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

AND

The North Half(1/2) of the Southeast Quarter (1/4); the Southwest Quarter (1/4) of the Southeast Quarter (1/4); the South Half (1/2) of the Northeast Quarter (1/4); the Northeast Quarter (1/4) of the Southwest Quarter (1/4); the Southeast Quarter (1/4) of the Southwest Quarter (1/4); the Northwest Quarter (1/4) of the Southwest Quarter (1/4) except the West 25.16 acres and 1.02 acres-of road; the portion of the East Half (1/2) of the Northwest Quarter (1/4) which lies South of the old channel of North River, and the East part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) which lies South of the old channel of North River; all in Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County. Iowa.

Document or instrument number if applicable:

COURT OFFICER DEED

The Estate of Ann M. Larson now pending in the Iowa District Court in and for Polk County. Case No. ESPR066796

Pursuant to the authority and power vested in the undersigned, and in consideration of (no consideration-transfer pursuant to Estate) \$0 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Theresa Lorraine Jackson an undivided 1/24 interest in the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

AND

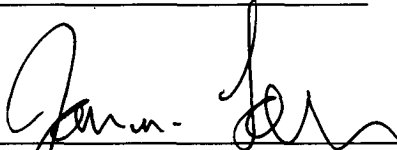
The North Half(1/2) of the Southeast Quarter (1/4); the Southwest Quarter (1/4) of the Southeast Quarter (1/4); the South Half (1/2) of the Northeast Quarter (1/4); the Northeast Quarter (1/4) of the Southwest Quarter (1/4); the Southeast Quarter (1/4) of the Southwest Quarter (1/4); the Northwest Quarter (1/4) of the Southwest Quarter (1/4) except the West 25.16 acres and 1.02 acres-of road; the portion of the East Half (1/2) of the Northwest Quarter (1/4) which lies South of the old channel of North River, and the East part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) which lies South of the old channel of North River; all in Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(20) as a deed transferring distribution of assets to heir pursuant to the terms of a will.

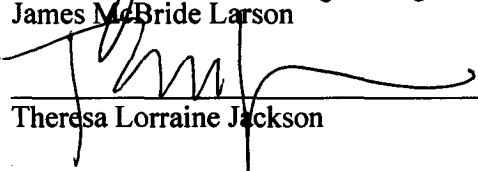
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: _____

9.29.2016



James McBride Larson

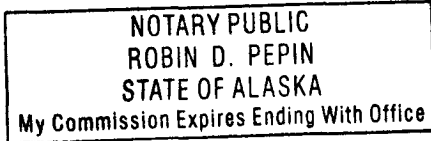


Theresa Lorraine Jackson

As Executor in the above entitled estate or cause.

STATE OF ALASKA, ss:

This record was acknowledged before me on September 27, 2016, by James McBride Larson as Executor of Ann Larson.



Robin D Pepin
Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on Oct 17, 2016, by Theresa Lorraine Jackson as Executor of Ann Larson.

Barbara L Knoll
Signature of Notary Public

