



BK: 2017 PG: 1144
Recorded: 4/11/2017 at 3:17:51.0 PM
Fee Amount: \$32.00
Revenue Tax: \$159.20
LISA SMITH RECORDER
Madison County, Iowa

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information:

William W. Graham
Graham, Ervanian, Cacciatore LLP
317 - 6th Avenue, Suite 900
Des Moines, IA 50309
515-244-9400

Return Address

Thomas J. Houser
Davis Brown Law Firm
4201 Westown Parkway, Suite 300
West Des Moines, IA 50266
515-288-2500

Tax Statement Address

Larry E. Perisho
7245 NW Fisher Lane
Ankeny, IA 50023

Grantors:

Karen, A. Casten, Executor of the Estate of Leon L. Casten

Grantees:

Larry E. Perisho
7245 NW Fisher Lane
Ankeny, IA 50023

Legal Description located on Addendum



COURT OFFICER DEED

Estate of Leon L. Casten

now pending in the Iowa District Court in and for Dallas County.

Case No. ESPR02315

Pursuant to the authority and power vested in the undersigned, and in consideration of one _____ Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Larry E. Perisho, a married person

_____ the following described real estate in Madison County, Iowa:
See 1 in Addendum

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: August 8, 2012

Estate of Leon L. Casten

By _____
Title

Karen A. Casten
Karen A. Casten

By _____
Title

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

Acknowledgment for Individuals

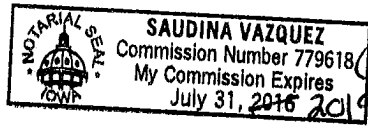
STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on August 8, 2012

by Karen Casten

as Executor

of Estate of Leon L. Casten



[Signature]
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

Signature of Notary Public

Acknowledgment for Corporations

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

on behalf of said corporation as fiduciary

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____,

by _____

as _____

of _____

on behalf of said corporation as fiduciary

Signature of Notary Public

Addendum

1. The Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the South Thirty (30) Acres of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) except a tract described as commencing 22 rods and 6 feet South of the Northwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) and running thence East 40 feet, thence South 53.53 rods, thence West 40 feet, thence North 53.53 rods to the place of beginning; all in Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

AND

Parcel A located in the Northwest Quarter (1/4) of Section Fifteen (15), Township Seventy-Five (75) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the southwest corner of the Northwest Quarter (1/4) of said Section 15; thence on an assumed bearing of North 00 Degrees 06' 19" East along the west line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 15 a distance of 1306.79 feet to the northwest corner of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence North 00 Degrees 00' 00" East along the west line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 15 a distance of 214.50 feet; thence North 85 Degrees 58' 09" East 76.22 feet to the centerline of a Madison County Highway; thence South 20 Degrees 20' 23" East along said centerline 289.10 feet; thence southeasterly 598.53 feet along said centerline on a tangential curve concave northeasterly and having a radius of 3483.67 feet, a central angle of 09 Degrees 50' 38" and a chord 597.79 feet in length bearing South 25 Degrees 15' 42" East; thence South 30 Degrees 11' 00" East along said centerline 534.22 feet; thence southeasterly 219.20 feet along said centerline on a tangential curve concave southwesterly and having a radius of 1387.18 feet, a central angel of 09 Degrees 03' 13" and a chord 218.97 feet in length bearing South 25 Degrees 39' 25" East; thence South 85 Degrees 59' 52" West 799.37 feet to the southwest corner of the Northwest Quarter (1/4) of said section 15 and the point of beginning. Said tract contains 14.38 acres and is subject to a Madison County Highway Easement over the easterly 1.24 acres thereof.