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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



CERTIFICATE OF CHANGE OF TITLE

THE IOWA STATE BAR ASSOCIATION

Official Form No. 112

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Bryan R. Jennings, P.O. Box 158, Adel, IA 50003, Phone: (515) 993-4542

Taxpayer Information: (Name and complete address)

Angela Snyder, 1704 Quail Ridge Avenue, Winterset, Iowa 50273



Return Document To: (Name and complete address)

Bryan R. Jennings, P.O. Box 158, Adel, IA 50003

Grantors:

Estate of Michael D. Parkins

Grantees:

Angela Snyder

Melody Sutton

Lacey Guile

Legal description: See Page 2

Document or instrument number of previously recorded documents:



IOWA DISTRICT COURT FOR MADISON COUNTY

THE ESTATE OF
MICHAEL D. PARKINS

CASE NO. ESPR012735

**CERTIFICATE OF CHANGE
OF TITLE**

STATE OF IOWA, COUNTY OF MADISON, ss:

TO THE AUDITOR OF MADISON COUNTY, IOWA:

I hereby certify that the title to the real estate hereinafter described, has been changed to and/or established in Angela Snyder, Melody Sutton, and Lacey Guile

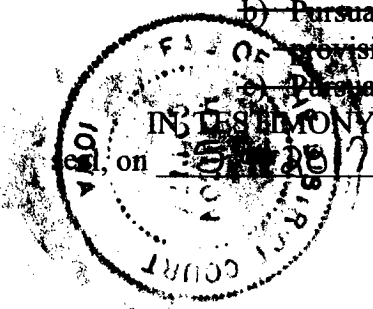
In accordance with the provisions of Section 558.66 of the Iowa Code, you shall enter the change of title upon the transfer books.

The legal description of the real estate herein is as follows:
See Exhibit "D" attached hereto for legal description

Change of Title to the above-described real estate was made as follows:

- a) Pursuant to Section 633.480 after entry of the Order Approving Final Report herein dated May 1, 2017.
- ~~b) Pursuant to Section 633.481 after the filing of inventory or report herein under the provisions of Section 450.22 without administration.~~
- ~~c) Pursuant to Judgment or Decree herein dated _____.~~

IN TESTIMONY WHEREOF, I have attached my official signature and affixed my official seal, on May 1, 2017



Leisa Imboden
Leisa Imboden Clerk District Court

By: _____, Deputy

EXHIBIT "D"

Remaining Land Vesting in Angela Snyder, Melody Sutton, and Lacey Guile as beneficiaries under the Will of Michael D. Parkins. The Clerk of Court shall issue a Change of title to establish legal title to said real property in said beneficiaries.

All that part of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., lying South and East of the Centerline of County Road G4R; **AND** all that part of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Two (2) lying South and East of the Centerline of said County Road G4R; **AND** a tract of land commencing at a point Twenty-three (23) rods West of the Southeast Corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2) and running thence North 427.2 feet, thence West to said public highway, thence in a Southwesterly direction along said highway to the South line of said last mentioned 40 acre tract, thence East to the Point of Beginning; **AND** all that part of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), lying South and East of the centerline of said County Road G4R; **EXCEPT** Parcel "A", located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), containing 3.061 acres, as shown in Plat of Survey filed in Book 2, Page 727 on October 23, 1996 in the Office of the Recorder of Madison County, Iowa; The Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

The Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "E" located therein, containing 3.00 acres, as shown in Plat of Survey filed in Book 2001, Page 3683 on August 20, 2001, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Eleven (11), containing 2.564 acres, as shown in Plat of Survey filed in Book 2, Page 615 on October 3, 1995, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** .26 of an acre for school, described as follows: Commencing at the Northeast corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Eleven (11), thence South $9\frac{3}{4}^{\circ}$ East, 55 rods to the place of beginning, thence South $80\frac{1}{4}^{\circ}$ West, 6 rods, thence South $9\frac{3}{4}^{\circ}$ East, 7 rods, thence North South $80\frac{1}{4}^{\circ}$ East, 6 rods, thence North $9\frac{3}{4}^{\circ}$ West, 7 rods to the place of beginning.

AND

The Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part thereof lying North and West of the public highway as now established and used, containing about .68 acres, more particularly described as follows: Commencing at the Northwest corner of said 40 acre tract, running thence East on the North line thereof, approximately 198 feet to the intersection of the Northwestern line of said highway, thence following said Northwestern line of said highway in a Westerly direction, curving South to the intersection of the West line of said 40 acre tract at a point approximately 340 feet South of the place of beginning, thence North along said West line of said 40 acre tract to the place of beginning; **AND** all that part of the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Two (2), lying South and East of the public highway as now established and used containing approximately .94 acres, and more particularly described as follows, to-wit: Commencing at the Southeast corner of said 40 acre tract, and running thence West on the South line thereof approximately 395 feet to the intersection of the Southeasterly line of said highway, thence following said Southeasterly line of said highway in an Easterly direction curving North on a curve whose radius is 598.7 feet, to the intersection of the East line of said 40 acre tract at a point approximately 390 feet North of the place of beginning, thence South on said East line of said 40 acre tract about 390 feet to the place of beginning.