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Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO ✓
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main St., Adel, IA 50003, Phone: (515) 697-4284

Taxpayer Information: (name and complete address)

John Eric Brant, 3191 Terrace Ave., Truro, IA 50257

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

James E. Van Werden, 1009 Main St., Adel, IA 50003

Grantors:

Estate of Mary E. Brant

Grantees:

John Eric Brant

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

ESTATE OF MARY E. BRANT

now pending in the Iowa District Court in and for Madison County. Case No. ESPR012857

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 John Eric Brant, a single person, the following described real estate in Madison County, Iowa:

An undivided one-half interest in The West Half (1/2) of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the East Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

***This deed is given as full performance of a one-half interest in a certain contract for the sale of said real estate dated February 27, 2014, and filed for record in the Office of the Recorder of Madison County, Iowa, on February 28, 2014, in Book 2014 at Page 455, (which one-half of contract is duly merged herein) to and including which date only all general warranties and covenants herein extend; thereafter, grantor warrants title only as against herself and all parties claiming by, through, or under said grantors or either of them.**

This deed is exempt according to Iowa Code 428A.2(20).

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: 10-13-17, 2017.

John Eric Brant executor
John Eric Brant, Executor

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF Dallas, ss:

This record was acknowledged before me on 10-13, 2017, by John Eric Brant as Executor of Estate of Mary E. Brant.



Nancy Huard
Signature of Notary Public