



Document 2017 3223

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Date 10/13/2017 Time 10:43:37AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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)

Mary E. Austin, 2423 Willow Bend Trail, St. Charles, IA 50240

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

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

Grantors:

Estate of Mary E. Brant

Grantees:

Mary E. Austin

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 Mary E. Austin, 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.

***Subject to an outstanding contract between Mary E. Brant and John Eric Brant 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 this contract is by this grantor hereby assigned, transferred and conveyed to the grantee herein who by acceptance of this deed agrees to perform and complete all matters originally agreed to be performed by said grantor herein.**

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

