



Document 2018 419

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Rec Amt \$22.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



COURT OFFICER DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Carol Kiernan, 315 West Lane, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)
Mark L. Smith, POB 230, Winterset, IA 50273

Grantors:

Gary Kiernan Estate

Grantees:

Carol Kiernan

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF THE ESTATE
OF
GARY KIERNAN, DECEASED.

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

Case No. ESPRO12901

Pursuant to the authority and power vested in the undersigned, and in consideration of
-----Distribution of Estate----- Dollar(s) and other valuable consideration, the
undersigned, in the representative capacity designated below, hereby Convey(s) to Carol Kiernan

_____ the following
described real estate in MADISON County, Iowa:
See Attached Legal Descriptions
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: February 6, 2018

By _____
Title

Carol Kiernan
Carol Kiernan

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

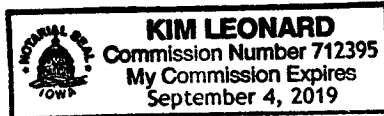
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 6, 2018

by Carol Kiernan

as

of GARY KIERNAN ESTATE



Kim Leonard
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

An Undivided One-half interest in and to the following-described real estate:

Commencing at a point 360.11 feet East and 83 feet North of the Southwest corner of the Southwest Quarter (1/4) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, said point being on the North right-of-way line of Iowa Highway #92, thence West along said North right-of-way line 262.21 feet, thence North 54° 34' 28" West 23.95 feet, thence North 34° 08' 16" East, 217.92 feet, thence East 159.43 feet, thence South 194.25 feet to the point of beginning, containing 1 acre, more or less; and the following tract of land in said southwest Quarter (1/4) for ingress-egress purposes that is 6 feet on each side of a centerline more particularly described as follows: - Commencing at a point 1,108 feet East and 63 feet North of the Southwest corner of said Southwest Quarter (1/4), said point being on the North right-of-way line of Highway #92, thence North 6 feet, thence West 209.51 feet and parallel to said North right-of-way line, thence North 78° 41' 24" West, 101.98 feet and parallel to said North right-of-way line, thence West 438.38 feet and parallel to said North right-of-way line to the terminus point of said easement centerline, said termination point being at the East line of the aforementioned 1 acre tract.