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KAREN FORD, RECORDER  
FAYETTE COUNTY, IOWA



## COURT OFFICER DEED

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

**Preparer Information:** (Name, address and phone number)

John C. Larsen, 415 Clay Street, PO Box 627, Cedar Falls, IA 50613, Phone: (319)  
277-6830

**Taxpayer Information:** (Name and complete address)

Caryl L. Nielsen, 924 Viking Road, Cedar Falls, IA 50613

**Return Document To:** (Name and complete address)

John C. Larsen, 415 Clay Street, PO Box 627, Cedar Falls, IA 50613, Phone: (319)  
277-6830

**Grantors:**

Merlin J. Nielsen Estate  
Caryl L. Nielsen, Executor

**Grantees:**

Caryl L. Nielsen

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# COURT OFFICER DEED

IN THE MATTER OF THE ESTATE

OF

MERLIN J. NIELSEN, DECEASED

now pending in the Iowa District Court

in and for BLACK HAWK County. PROBATE No. [REDACTED]

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 Caryl L. Nielsen

the following described real estate in Fayette County, Iowa:

An undivided one-half (1/2) interest in PARCEL A IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 93 NORTH, RANGE 7 WEST OF THE 5TH P.M., FAYETTE COUNTY, IOWA, AS SHOWN BY SURVEY AND PLAT OF LYLE G TeKIPPE, P.E. & L.S., FILED AUGUST 20, 1996, AT BOOK 11, PAGE 309-311, SURVEY RECORDS OF THE FAYETTE COUNTY RECORDER, RESERVING, HOWEVER, TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AN EASEMENT OVER, ALONG AND ACROSS THE DESCRIBED REAL ESTATE FOR THE PURPOSE OF INGRESS AND EGRESS TO ADJACENT LAND AS RECITED AND DESCRIBED IN SURVEY AND PLAT.

EXEMPT INSTRUMENT: This instrument is exempt from Declaration of Value, Groundwater Hazard Statement and revenue stamps under Section 428A.2(20), Code of Iowa, as a deed transferring distributions of assets to heirs at law or devisees under a will.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: August 29, 2013

By \_\_\_\_\_ Title Caryl L. Nielsen  
By \_\_\_\_\_ Title Caryl L. Nielsen

As \_\_\_\_\_ \*in the As Executor \*in the  
above entitled estate or cause. above entitled estate or cause.

\*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

**Acknowledgment for Individuals**

STATE OF IOWA, COUNTY OF BLACK HAWK

This instrument was acknowledged before me on August 29, 2013, by Caryl L. Nielsen

as Executor  
of Merlin J. Nielsen Estate



Kellie D. Smith  
\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_, Notary Public

**Acknowledgment for Corporation**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_  
of \_\_\_\_\_  
on behalf of said corporation as fiduciary.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_  
of \_\_\_\_\_  
on behalf of said corporation as fiduciary.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public

James S. Updegraff, Lawyer, #5661, 117-1/2 South Vine, West Union, IA 52175-0454  
 Telephone (319) 422-6021

**WARRANTY DEED**

For the consideration of One Dollar and other valuable consideration, ERLING LOHMANN AND CAROLE E. LOHMANN, Husband and Wife, do hereby Convey to MERLIN J. NIELSEN AND CARYL L. NIELSEN the following described real estate in Fayette County, Iowa:

PARCEL A IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 93 NORTH, RANGE 7 WEST OF THE 5TH P.M., FAYETTE COUNTY, IOWA, AS SHOWN BY SURVEY AND PLAT OF LYLE G. TEKIPPE, P.E. & L.S., FILED AUGUST 20, 1996, AT BOOK 11, PAGE 309-311, SURVEY RECORDS OF THE FAYETTE COUNTY RECORDER, RESERVING, HOWEVER, TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AN EASEMENT OVER, ALONG AND ACROSS THE DESCRIBED REAL ESTATE FOR THE PURPOSE OF INGRESS AND EGRESS TO ADJACENT LAND AS RECITED AND DESCRIBED IN SURVEY AND PLAT.

56 SEP - 9 10 53 AM '96  
 Fayette County Recorder

Revenue \$232.80



Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8-31-96

Erling Lohmann  
 ERLING LOHMANN

Carole E. Lohmann  
 CAROLE E. LOHMANN

STATE OF IOWA, Fayette COUNTY, ss:

On this 31<sup>st</sup> day of August, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Erling Lohmann and Carole E. Lohmann, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Evelyn Schultz  
 Notary Public

TEKIPPE ENGINEERING, P.C., 128 South Vine Street, West Union, Iowa 52175 Phone 319/422-5131

**SURVEY AND PLAT OF:**

**Survey Description:**

Parcel A in the Southwest Quarter of Section 11, Township 93 North, Range 7 West of the 5th P.M., Fayette County, Iowa, and more particularly described as follows: Beginning at the South Quarter Corner of said Section; thence North 86°-59'-33" West 1,158.5 feet along the South Section Line of said Section; thence North 00°-12'-50" East 135.6 feet; thence North 66°-04'-13" West 136.8 feet; thence North 51°-49'-25" West 79.1 feet; thence North 76°-45'-53" West 303.8 feet; thence North 52°-37'-25" West 185.6 feet; thence North 24°-04'-51" West 626.3 feet; thence North 33°-18'-36" East 416.7 feet; thence South 88°-28'-22" East 305.5 feet; thence South 89°-21'-19" East 25.0 feet; thence North 22°-22'-21" West 381.3 feet; thence North 57°-54'-52" East 64.8 feet; thence South 87°-11'-50" East 488.2 feet; thence North 04°-28'-40" East 45.2 feet; thence North 79°-27'-21" West 826.3 feet; thence North 08°-16'-29" West 285.4 feet; thence North 66°-51'-23" East 389.6 feet; thence North 02°-44'-37" West 37.1 feet; thence North 86°-04'-42" West 321.5 feet; thence North 51°-49'-13" West 67.0 feet; thence North 06°-58'-44" West 264.9 feet to the East-West Quarter Section Line in the West Half of said Section; thence South 86°-32'-51" East 1,819.1 feet along said Quarter Section Line; thence South 03°-47'-59" West 300.1 feet; thence South 86°-38'-09" East 142.2 feet; thence North 88°-30'-47" East 220.0 feet to the North-South Quarter Section Line in the South Half of said Section and Centerline of County Road (Bighorn Road); thence South 04°-13'-24" West 2,347.7 feet along said Quarter Section Line and said Centerline and its extension to the Point of Beginning, containing 109.097 Acres, including 2.063 Acres of County Road (Bighorn Road) Right-of-Way, subject to easements of record. Note: The Section Line from the North Quarter Corner of Section 15 to the Southwest Corner of Section 11 is recorded as bearing North 90°-00'-00" East.

**Ingress/Egress Easement Description:**

A strip of land for permanent ingress/egress easement purposes 20 feet in width lying 10 feet on each side of the following Centerline: Commencing at the South Quarter Corner of Section 11, Township 93 North, Range 7 West of the 5th P.M.; thence North 86°-59'-33" West 1,146.5 feet along the South Section Line and South Line of Parcel A in said Quarter Section; thence South 01°-28'-29" West 14.6 feet to the Northerly Right-of-Way Line of County Road (Bighorn Road) in the Northwest Quarter of Section 14.

Township 93 North, Range 7 West of the 5th P.M. and the Point of Beginning, with the South Line of said easement being coincident with the North Right-of-Way Line of said County Road; thence North 01°-28'-29" East 14.6 feet to the South Section Line of said Section 11; thence continuing North 01°-28'-29" East 152.3 feet; thence North 03°-54'-42" East 536.8 feet; thence North 03°-56'-37" East 338.3 feet; thence North 73°-30'-54" West 168.7 feet; thence North 48°-41'-45" West 227.0 feet; thence North 36°-22'-57" West 138.6 feet to the Survey Boundary Line of said Parcel A, with the Northerly Line of said easement being coincident with the said Survey Boundary Line. Note: The Section Line from the North Quarter Corner of Section 15 to the Southwest Corner of Section 11 is recorded as bearing North 90°-00'-00" East.

95 AUG 20 11 2 57  
 DEBORAH KAUT  
 COUNTY RECORDER





Plat of Survey  
 Parcel A in the SW 1/4 of Section 11 - T93N - R7W  
 Fayette County, Iowa

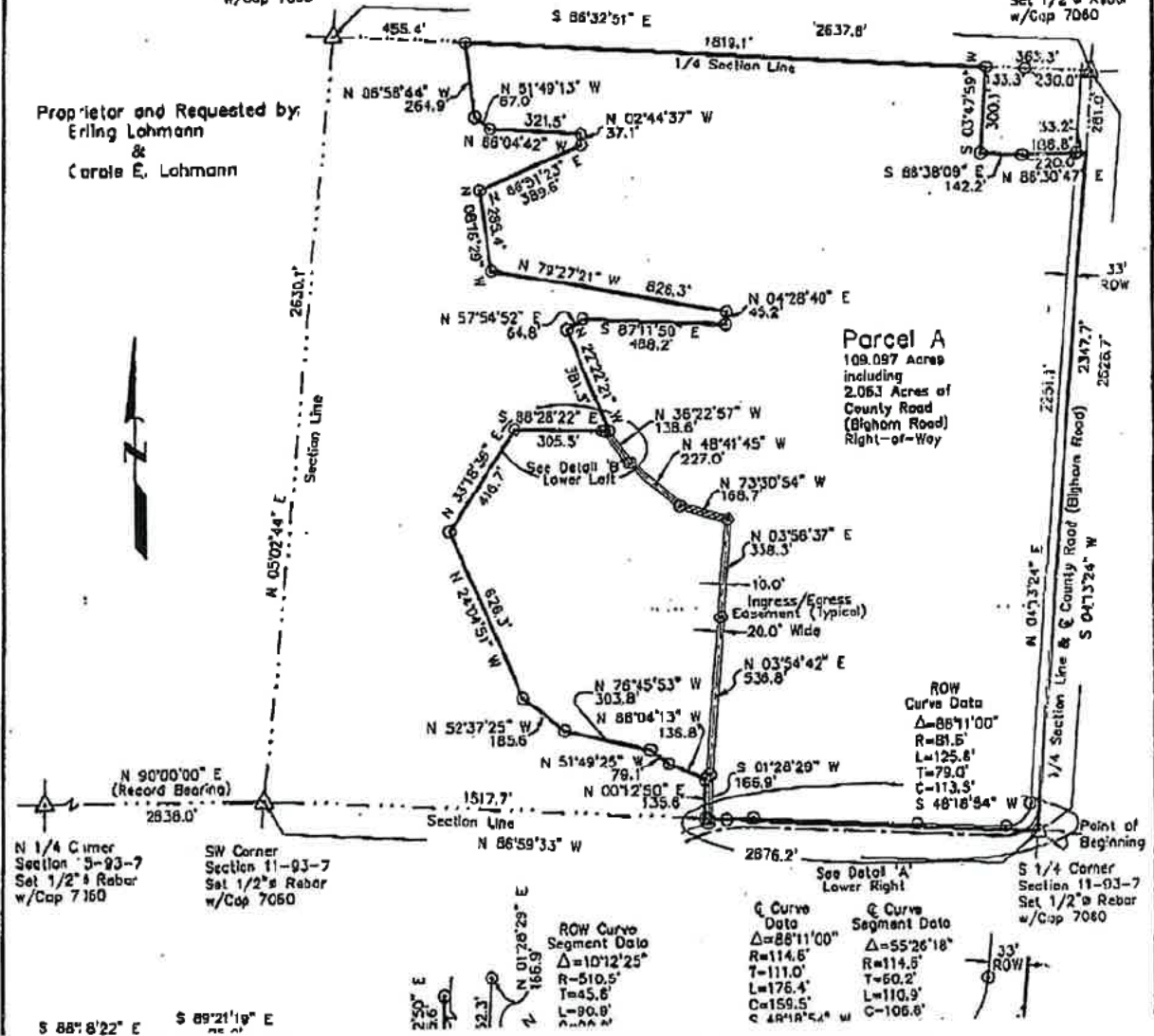
| Approximate Areas For Tax Purposes |   |
|------------------------------------|---|
| NW 1/4 - SW 1/4                    | = 17.957 Acres                            |
| NE 1/4 - SW 1/4                    | = 36.374 Acres Inc.<br>0.782 Acres of ROW |
| SE 1/4 - SW 1/4                    | = 39.340 Acres Inc.<br>1.281 Acres of ROW |
| SW 1/4 - SW 1/4                    | = 15.425 Acres                            |

W 1/4 Corner  
 Section 11-93-7  
 Set 1/2" Rebar  
 w/Cap 7050

Center of  
 Section 11-93-7  
 Set 1/2" Rebar  
 w/Cap 7080

Proprietor and Requested by:  
 Erling Lohmann  
 &  
 Carole E. Lohmann

**Parcel A**  
 109.097 Acres  
 including  
 2.063 Acres of  
 County Road  
 (Bighorn Road)  
 Right-of-Way



N 1/4 Corner  
 Section 11-93-7  
 Set 1/2" Rebar  
 w/Cap 7150

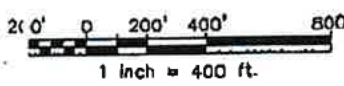
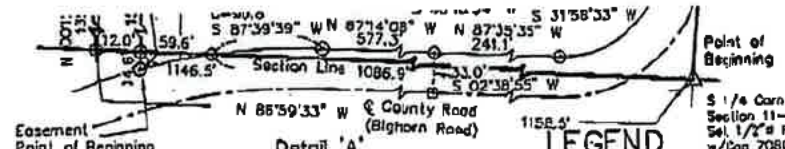
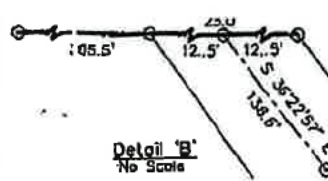
SW Corner  
 Section 11-93-7  
 Set 1/2" Rebar  
 w/Cap 7050

See Detail 'A'  
 Lower Right

S 1/4 Corner  
 Section 11-93-7  
 Set 1/2" Rebar  
 w/Cap 7060

| Curve Data                 | Curve Segment Data         |
|----------------------------|----------------------------|
| $\Delta=88^{\circ}11'00''$ | $\Delta=55^{\circ}26'18''$ |
| $R=114.6'$                 | $R=114.6'$                 |
| $T=111.0'$                 | $T=60.2'$                  |
| $L=176.4'$                 | $L=110.9'$                 |
| $C=159.5'$                 | $C=106.8'$                 |
| $C=48^{\circ}18'54''$ W    |                            |

| ROW Curve Segment Data     |
|----------------------------|
| $\Delta=10^{\circ}12'25''$ |
| $R=510.5'$                 |
| $T=45.6'$                  |
| $L=90.8'$                  |
| $C=200.0'$                 |



**LEGEND**

Land Corner.....  $\Delta$

Recorded as..... R

Set 20d Nail (Hwy. Pl.).....  $\square$

Set 1/2" Rebar w/Cap.....  $\odot$

Survey Boundary..... ———

Survey was completed on July 24, 1996.

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

Signed: Lyle G. Tekippe Date: 8-15-96  
 Lyle G. Tekippe Iowa Reg. #7050  
 My Registration Renewal Date is December 31, 1996.

**TEKIPPE ENGINEERING, P.C.**  
 CONSULTING ENGINEERING  
 & LAND SURVEYING  
 126 SOUTH VINE STREET, WEST UNION, IOWA  
 PH. (319) 422-5131  
 FAX (319) 422-5884

Project No. 96119.LS Field Book 46D Pages 32-38