



Document 2026 2073

Book 2026 Page 2073 Pages 3

Date 7/10/2026 Time 11:46:04AM

Rec Amt \$17.00 Aud Amt \$15.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Paul C. Phillips, 2963 Settlers Avenue, Peru, IA 50222

Return Document To: Paul C. Phillips, 2963 Settlers Avenue, Peru, IA 50222

Grantors: Paul C. Phillips as Executor of the Estate of Donna Lee Phillips

Grantees: Paul C. Phillips

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

THE ESTATE OF
DONNA LEE PHILLIPS

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013605

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 Paul C. Phillips, Single, the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the North Three-fourths (N $\frac{3}{4}$) of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), all in Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;
AND

An undivided one-third interest in and to the following described property:
The North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7) and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Eight (8), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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 neutral gender, according to the context.

Dated: July 7, 2026.

Paul C. Phillips as Executor of the Estate
of Donna Lee Phillips

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on July 9, 2026, by Paul
C. Phillips as Executor of the Estate of Donna Lee Phillips.

Kim Leonard
Signature of Notary Public

