



Document 2026 1372

Book 2026 Page 1372 Type 03 004 Pages 3  
Date 5/15/2026 Time 12:10:30PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$455.20  
Rev Stamp# 155 DOV# 144

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$285,000<sup>00</sup>

**COURT OFFICER DEED**  
**Recorder's Cover Sheet**

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

<sup>2</sup>  
3 **Taxpayer Information:** Becki Lu Messer, 816 North 3rd Avenue, Winterset, IA 50273

<sup>4</sup>  
**Return Document To:** Becki Lu Messer, 816 North 3rd Avenue, Winterset, IA 50273

**Grantors:** Estate of Joan J. Griffith

**Grantees:** Becki Lu Messer

**Legal Description:** See Page 2

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



## COURT OFFICER DEED

Estate of Joan J. Griffith

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013620

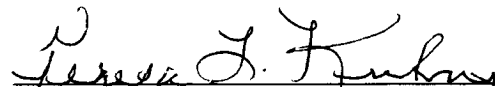
Pursuant to the authority and power vested in the undersigned, and in consideration of Two Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Becki Lu Messer, the following described real estate in Madison County, Iowa:

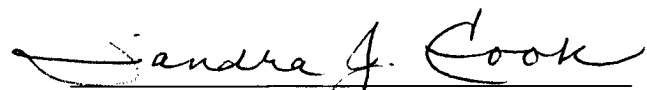
Lot "A", a parcel of land in Lot One (1) and a portion of Lot Two (2) of Circle Heights Plat No. Three (3), Phase Two (2), City of Winterset, Madison County, Iowa, as shown in the Circle Heights Townhouse Association Declaration dated July 12, 2005 and filed on July 14, 2005 in Book 2005, Page 3277 of the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in said Declaration, and any amendments thereto.

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.

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: 5/1/26.

  
\_\_\_\_\_  
Teresa L. Kuhns as Co-Executor of  
Estate of Joan J. Griffith

  
\_\_\_\_\_  
Sandra J. Cook as Co-Executor of Estate  
of Joan J. Griffith

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on May 1, 2026, by  
Teresa L. Kuhns as Co- Executor of Estate of Joan J. Griffith.



*Kristina Brockmeyer*  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on May 1, 2026, by  
Sandra J. Cook as Co-Executor of Estate of Joan J. Griffith.



*Kristina Brockmeyer*  
Signature of Notary Public