Document 2026 2487

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Date 8/20/2026 Time 11:16:56AM
Rec Amt $17.00 Aud Amt $5.00

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: Ralph Garrison, 1219 Highway 92, Winterset, IA 50273

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Robert Herrick and Susan McDonald as co-executors of the Earl Binns Estate

Grantees: Ralph Garrison and Donna Thrap

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

THE ESTATE OF
EARL BINNS

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013592

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 Ralph Garrison, a life estate in the following described real estate, and the remainder interest to Donna Thrap, the following described real estate in Madison County, Iowa:

See legal description attached.

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: August 18, 2026.

Robert Herrick

Robert Herrick as Executor of Earl Binns Estate

Susan McDonald

Susan McDonald as Executor of Earl Binns Estate

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on August 18, 2026, by Robert Herrick and Susan McDonald as Executors of the Earl Binns Estate.

TREVOR J. HEIMBAUGH
Commission Number 868285
My Commission Expires
October 16, 2028

Signature of Notary Public

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Lot Two (2) of Binns Subdivision, located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Five (5), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.