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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$120,000⁰⁰

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

TRF187723

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

Taxpayer Information: Jeffrey Walker, 2356 220th St., Greenfield, IA 50849

Return Document To: Jeffrey Walker, 2356 220th St., Greenfield, IA 50849

Grantors: Neil D. Hart as trustee of the Neil D. Hart Trust

Grantees: Jeffrey Walker and Lynette Walker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Twenty Thousand Dollar(s) and other valuable consideration, Neil D. Hart, Trustee of the Neil D. Hart Trust, does hereby Convey to Jeffrey Walker and Lynette Walker, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) of Cedar Ridge Subdivision, a subdivision in part of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) 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.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: 5-9-2026

Neil D. Hart Trust

By [Signature] Neil D. Hart, as Trustee

STATE OF Colorado, COUNTY OF Boulder

This record was acknowledged before me on May 9, 2026 by Neil D. Hart, Trustee of the above-entitled trust.

[Signature] Signature of Notary Public

ALISON M VAN ENS Notary Public State of Colorado Notary ID # 20004008496 My Commission Expires 09-11-2028