



Document 2026 1485

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$339,000

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

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

Taxpayer Information: Andy Miller, 1487 280th Street, Winterset, IA 50273

Return Document To: Andy Miller, 1487 280th Street, Winterset, IA 50273

Grantors: Lea Anne Falke Family Trust a/k/a LeaAnne Falke Family Trust

Grantees: Andy Miller and Elizabeth Miller

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Three Hundred Thirty Thousand Dollar(s) and other valuable consideration, David Falke and Kelly McKinney, Co-Trustees of the Lea Anne Falke Family Trust dated February 25, 2026 a/k/a the LeaAnne Falke Family Trust dated February 25, 2026, does hereby Convey to Andy Miller and Elizabeth Miller, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast corner of the Northwest Quarter (1/4) of said Section Three (3), running thence West 335 feet, thence South 1050 feet, thence East 335 feet, thence North 1050 feet to the place of beginning, containing approximately 8 acres more or less.



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: 5.27.26

Lea Anne Falke Family Trust a/k/a LeaAnne Falke Family Trust

By [Signature]
David Falke, as Trustee

By [Signature]
Kelly McKinney, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5.22.26,
by David Falke , Trustee of the above-entitled trust.



Sarah M. Cowman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5.21.26,
by Kelly McKinney , Trustee of the above-entitled trust.



Sarah M. Cowman
Signature of Notary Public