



Document 2026 1856

Book 2026 Page 1856 Pages 3
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Rev Transfer Tax \$1.543.20
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$964,900⁰⁰

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: August Timothy Martin, 2102 NW Small Oaks St., Bentonville, AR 72712

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

Grantors: A. John Martin Living Trust dated November 23, 2021

Grantees: Lisa Michelle Martin and August Timothy Martin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Becky L. Martin, Trustee of the A. John Martin Living Trust dated November 23, 2021, does hereby Convey to Lisa Michelle Martin and August Timothy Martin, as tenants in common, the following described real estate in Madison County, Iowa:

See attached legal description

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(21).~~ *KL*

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.

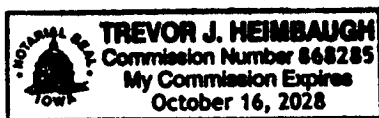
Dated: May 29, 2026

A. John Martin Living Trust dated November 23, 2021

By *Becky L. Martin*
Becky L. Martin, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 29, 2026,
by Becky L. Martin, Trustee of the above-entitled trust.



T. J. Heimbaugh
Signature of Notary Public

The Southeast Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-Six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-Six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXECPT the following-described tracts, to-wit:

1. A tract of land located in the North Half ($\frac{1}{2}$) of said Section Thirty (30) and in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 28.778 acres, as shown in Plat of Survey filed in Book 2, Page 205 on July 24, 1990 in the Office of the Recorder of Madison County, Iowa;
2. A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 230 on February 22, 1991 in the Office of the Recorder of Madison County, Iowa;
3. The North 280.5 feet of the East 278 feet of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30);
4. The West $26 \frac{2}{3}$ rods of the South 12 rods of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-one (31);
5. A tract of land located in the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30) and more particularly described as follows, to-wit: Commencing at the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), running thence North 78 rods, thence West 50 rods, thence North 32 rods, thence West 3 rods, thence North 50 rods to the North line of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence West to the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence South 160 rods to the Southwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence East to the point of beginning.