



Document 2026 1955

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$239.20  
Rev Stamp# 235 DOV# 223

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$ 150,000

**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:** Al Leonard, LLC, 815 East Green Street, Winterset, IA 50273

**Return Document To:** Al Leonard, LLC, 815 East Green Street, Winterset, IA 50273

**Grantors:** Merrill and Chris Hitchcock Family Trust

**Grantees:** Al Leonard, LLC

**Legal Description:** See Page 2

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



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Merrill and Chris Hitchcock Family Trust, does hereby Convey to Al Leonard, LLC, a limited liability company organized and existing under the laws of the State of Iowa, the following described real estate in Madison County, Iowa:

Lots Two (2) and Three (3) in Block Eleven (11), Loughridge & Cassiday's Addition to the Town of Winterset, Madison County, Iowa. EXCEPT the East Twenty (20) feet of said Lot Two (2).



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.

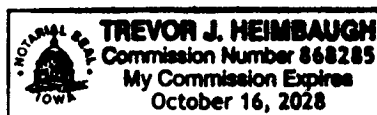
Dated: June 29, 2026

Merrill and Chris Hitchcock Family Trust

By Katie Marie Hitchcock
Katie Marie Hitchcock, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 29, 2026, by Katie Marie Hitchcock, Trustee of the above-entitled trust.



Signature of Notary Public