



Document 2026 1998

Book 2026 Page 1998 Pages 2
Date 7/02/2026 Time 12:58:50PM
Rec Amt \$12 00 Aud Amt \$5 00
Rev Transfer Tax \$427 20
Rev Stamp# 241 DOV# 228

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Roxanne L. Beeler Revocable Trust, c/o Roxanne L. Beeler, Trustee,
800 W. Turner Street, Truro, IA 50257
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED

For the consideration of ---- Two Hundred Sixty Seven Thousand Four Hundred Eighty Dollars ---- and other valuable consideration, Lynne C. Walker and Thomas H. Walker, a Married Couple, do hereby Convey to Roxanne L. Beeler as Trustee of the Roxanne L. Beeler Revocable Trust under Trust Agreement dated May 21, 2021, the following described real estate in Madison County, Iowa:

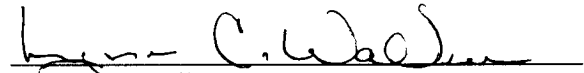
Parcel "P" located in the East Half (½) of the Northwest Quarter (¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.72 acres, as shown in Plat of Survey filed in Book 2026, Page 1360 on May 14, 2026, in the Office of the Recorder of 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.

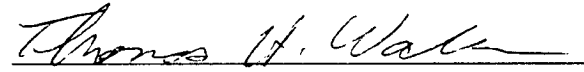
Grantors do hereby Covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate.

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

Dated: July 2, 2026.

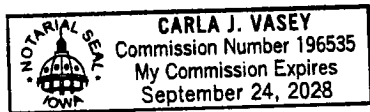

Lynne C. Walker


Dated: July 2, 2026.


Thomas H. Walker

STATE OF IOWA, COUNTY OF MADISON

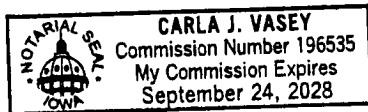
This record was acknowledged before me on July 2, 2026, by Lynne C. Walker.

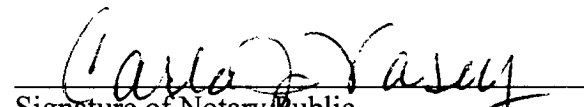



Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 2, 2026, by Thomas H. Walker.




Signature of Notary Public