

BK: 2026 PG: 2158
Recorded: 7/17/2026 at 1:02:45.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by C. Christy Barton, 2516 Forum Blvd., Suite 101, Columbia, MO 65203, (573) 446-7350
Return recorded deed to: The Barton Law Firm, 2516 Forum Blvd., Suite 101, Columbia, MO 65203
Address tax statement: Jeffrey D. Walker, 2356 220th Street, Greenfield, Iowa 50849.

WARRANTY DEED

On July 17, 2026, Grantors **Jeffrey D. Walker** (a/k/a Jeffrey Walker) and **Lynette A. Walker** (a/k/a Lynette Walker), husband and wife, of 2356 220th Street, Greenfield, Iowa 50849, for estate planning purposes and without other consideration, hereby convey to Grantee the **J & L Walker Trust dated July 17, 2026**, 2356 220th Street, Greenfield, Iowa 50849, the following real estate in **Madison County, Iowa**:

Lot One (1) of Cedar Ridge Subdivision, a subdivision in part of the Southeast Quarter (¼) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

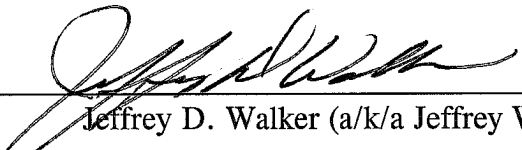
Subject to mortgages, declarations, covenants, restrictions, easements, reservations, rights, roadways, options, liens and any other encumbrances filed of record.

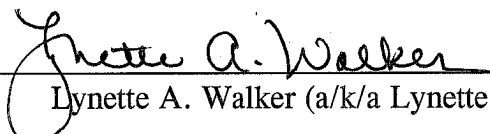
Grantors hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances (except as may be above stated); and Grantors further covenant to warrant and defend the real estate against the lawful claims of all persons (except as may be above stated). Each of the undersigned hereby relinquishes all rights of dower and distributive share in and to the real estate.

This conveyance is exempt from real estate transfer tax under Iowa Code §428A.2, subsection 21, as no consideration is given for this deed.

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

Signed by the Grantors on the date first above written.

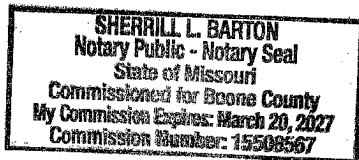

Jeffrey D. Walker (a/k/a Jeffrey Walker)


Lynette A. Walker (a/k/a Lynette Walker)

STATE OF MISSOURI]
] ss.
COUNTY OF BOONE]

This instrument was acknowledged before me on July 17, 2026 by Jeffrey D. Walker (a/k/a Jeffrey Walker) and Lynette A. Walker (a/k/a Lynette Walker), husband and wife.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.




Notary Public