



Document 2026 2513

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Date 8/24/2026 Time 9:10:41AM
Rec Amt \$12.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by Alexandria M. Ransom, Simmons Perrine PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Craig E. Kerkman, 713 Ely Blvd., Walker, IA 52352

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **CRAIG E. KERKMAN** and **MELISSA A. KERKMAN**, husband and wife, do hereby convey to **CRAIG E. KERKMAN, AS TRUSTEE OF THE HANGING BRIDGE REVOCABLE TRUST DATED JULY 21, 2026**, as it may be amended from time to time, the following described real estate in ~~Linn~~ ^{Madison} County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

together with and subject to easements, covenants, conditions and restrictions of record.

Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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.

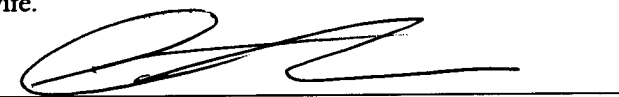
Dated: 4 August, 2026


CRAIG E. KERKMAN


MELISSA A. KERKMAN

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 4 day of Aug, 2026, by **CRAIG E. KERKMAN** and **MELISSA A. KERKMAN**, husband and wife.


Notary Public in and for said State
My Commission Expires: 11/24/2028

COLTON MOORE
Iowa Notarial Seal
Commission No. 869098
My Commission Expires 11/24/2028

Exhibit A

Lot Four (4) of Kingery Court Addition to the Town of Winterset, Madison County, Iowa.