



Document 2026 875

Book 2026 Page 875 Type 03 001 Pages 3
Date 3/30/2026 Time 1:34:40PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$267.20
Rev Stamp# 97 DOV# 89

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$167,500⁰⁰

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

REG-173618

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel:
515-462-3731

²
4 Taxpayer Information: Sarah E. Cornelius and Christopher R. Cornelius, 411 E. Jefferson
Street, Winterset, IA 50273

¹
Return Document To: Sarah E. Cornelius and Christopher R. Cornelius, 411 E. Jefferson
Street, Winterset, IA 50273

Grantors: Lea Anne Falke Family Trust a/k/a LeaAnne Falke Family Trust

Grantees: Sarah E. Cornelius and Christopher R. Cornelius

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Sixty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, David Falke and Kelly McKinney, Trustees of the Lea Anne Falke Family Trust dated February 25, 2026, a/k/a LeaAnne Falke Family Trust dated February 25, 2026, does hereby Convey to Sarah E. Cornelius and Christopher R. Cornelius, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, containing 13.603 acres, as shown in Plat of Survey filed in Book 2004, Page 608 on February 10, 2004, 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.

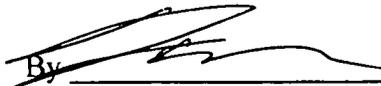
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: 3-26-26.

Lea Anne Falke Family Trust a/k/a LeaAnne
Falke Family Trust

By 

David Falke, as Trustee

By *KMG*
Kelly McKinney, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3.26.26,
by David Falke, Trustee of the above-entitled trust.



Sarah M. Cowman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3.26.26,
by Kelly McKinney, Trustee of the above-entitled trust.



Sarah M. Cowman
Signature of Notary Public