



Document 2026 1355

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**  
**Recorder's Cover Sheet**

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

TRF18723

**Taxpayer Information:** Neil D. Hart Trust, 1624 Lincoln Court, Longmont, CO 80501

**Return Document To:** Neil D. Hart Trust, 1624 Lincoln Court, Longmont, CO 80501

**Grantors:** Neil D. Hart as trustee of the Neil D. Hart Trust

**Grantees:** Jeffrey Walker and Lynette Walker

**Legal Description:** See Page 2

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



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot One (1) of Cedar Ridge Subdivision, a subdivision in part of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

STATE OF Colorado, COUNTY OF Boulder, ss:

I, Neil D. Hart, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Neil D. Hart Trust dated May 6, 2025, to which the above-described real estate was conveyed to the trustee by Neil D. Hart, pursuant to an instrument recorded June 9, 2025, in the office of the Madison County Recorder in Book 2025, Page 1442.
- 2 I am the presently existing trustee under the Trust and I am authorized to convey said real estate without any limitation or qualification whatsoever.
- 3 The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
- 4 The grantor of the trust is alive.
- 5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Neil D. Hart  
Neil D. Hart, Affiant

Signed and sworn to (or affirmed) before me on May 9, 2026, by  
Neil D. Hart.

Alison M. Van Ens  
Signature of Notary Public

ALISON M VAN ENS  
Notary Public  
State of Colorado  
Notary ID # 20004008496  
My Commission Expires 09-11-2028