

# Legal Notices Cont.

## Marriages

Katrina Pratt  
Bryce Cornelison  
December 27, 2025  
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Andrea Shimerda  
Kyle Anderson  
January 2, 2026  
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## Deeds

QUIT CLAIM DEED: WOOD CHANDA JUSTINE, RYDL CHANDA JUSTINE, WOOD TIEGEN J TO WOOD TIEGEN, WOOD CHANDA JUSTINE, TRURO ATKINSONS FIRST ADD LOT 3 BLOCK 3 PT LOT, TRURO ATKINSONS FIRST ADD LOT 4 BLOCK 3

QUIT CLAIM DEED: IPE1031 REV442 LLC TO MATCO LAND CORP, 30-76-28 NE SW, 30-76-28 S2 NW PT PARCEL A, 30-76-28 NW SW PARCEL A, 30-76-28 SE SW,

DOUGLAS TWP

WARRANTY DEED: MARTENS FAMILY TRUST, MARTENS WYANE N COTR, MARTENS WILLIAM S COTR TO MARTENS WAYNE N, MARTENS DEBI M, 13-77-28 SW SE PARCEL F, MADISON TWP, \$10,000

WARRANTY DEED: CUMMINGS MIRANDA J, CUMMINGS ZACHARY C, CUMMINGS MIRANDA, CUMMINGS ZACHARY TO COFFIN CODY A, COFFIN TIFFANI M, WINTERSET HONORS ACRES PLAT 1 LOT 13, \$225,000

QUIT CLAIM DEED: LUCKENBILL KENNETH BLAINE, LUCKINBILL KENNETH B, LUCKINBILL LAURA K, LUCKINBILL LAURA TO LUCKINBILL LAURA KATHRYN TR, LUCKINBILL LAURA KATHRYN TRUST, LUCKINBILL KENNETH BLAINE TR, LUCKINBILL KENNETH BLAINE TRUST, WINTERSET DUFF & JORDAN ADD LOT 3

AFFIDAVIT - TRANSFER: HENRY CHARLES L, HENRY SUSAN V TO HENRY SUSAN V, WINTERSET ARBOR PARK PLAT 1 LOT 4, WINTERSET ARBOR PARK PLAT 1 LOT 5

QUIT CLAIM DEED: HENRY SUSAN V TO HENRY SUSAN V TRUST, HENRY SUSAN VIRGINIA TR, WINTERSET ARBOR PARK PLAT 1 LOT 4, WINTERSET ARBOR PARK PLAT 1 LOT 5

WARRANTY DEED: KNOUF THOMAS HOWARD, KNOUF JUDI, STITZEL JENNIFER L, STITZEL MARC, NEWMAN ERIN, MCGILVRAY ERIN R TO GILLESPIE JARED, GILLESPIE HEIDI, 33-77-29 SE, PENN TWP, \$350,000

QUIT CLAIM DEED: HULSCHER WAUGH TRUST, HULSCHER LISA DAWN TR TO HULSCHER LISA, 21-77-27 W2 SW PARCEL D, JEFFERSON TWP

QUIT CLAIM DEED: HULSCHER LISA TO HULSCHER LISA DAWN TR, HULSCHER WAUGH TRUST, 21-77-27 W2 SW PARCEL D, JEFFERSON TWP

WARRANTY DEED: ELLIOTT HOWARD O JR TO LYON RONALD M, 3-76-26 NW SW, CRAWFORD TWP, \$325,000

QUIT CLAIM DEED: JONES BRAD TO JONES JULIE,

WINTERSET WEST COURT ADD LOT 8

QUIT CLAIM DEED: JONES BRAD TO JONES JULIE, 24-75-29 SE SW TRACT IN, WEBSTER TWP

WARRANTY DEED: CASHMAN GWEN E TR, CASHMAN GWEN E TRUST TO SCHELLER KRIS KAY STEWART, STEWART LEE W, 22-77-27 NW NW PARCEL K, JEFFERSON TWP, \$697,000

WARRANTY DEED: HEINTZ JASON C, HEINTZ MARINA TO NEMMERS SYLVIA, GRIFFIN ANDREW, 25-77-28 LIMESTONE ESTATES LOT 1, MADISON TWP, \$495,000

WARRANTY DEED: MCCLELLAND PATRICK E, MCCLELLAND MICHELLE L TO COMPLETE CONSTRUCTION LLC, 12-75-29 W2 SE PARCEL B, WEBSTER TWP, \$318,000

WARRANTY DEED: BORNTREGER MARTIN, BORNTREGER MARY TO RICHTER KEITH, RICHTER SARA M, 1-75-28 NW NE PT LOT 7 IN WINTERSET, LINCOLN TWP, \$128,000

## Madison County Board of Supervisors Tuesday, 09 December 2025

Madison County Board of Supervisors met on 9 December 2025 at 6:00PM in the Madison County Annex Lower Level. Monte Miller gave the invocation, and the Pledge of Allegiance was recited. Chairman Stancil called the meeting to order at 6:02PM with Supervisors Fitch and Hobbs present. This meeting was held with a public call-in option. The agenda was reviewed with no conflicts of interest noted. The agenda was reviewed with the following proposed changes: Added zoning claims, added resolution AO 120925D Approving Setting Public Hearing for Budget Amendment December 22, 2025, and added *Direct our Auditor to pay invoices that seem to be in dispute to New Business.* Fitch moved to approve the amended agenda; Hobbs seconded; motion carried unanimously. Fitch moved to approve the consent agenda, Hobbs seconded; motion carried unanimously.

The file and receive items were the following: Auditor Certificate of Resolution Authorizing the Issuance of \$40,355,000 Plan Fund Capital Loan Notes, Recorder's Report of OCTOBER Fees Collected, and Sheriff's Report of OCTOBER Fees Collected.

Department Head Reports were given by Mike Hackett of Secondary Roads in conjunction with Teddy Yaeger; Michele Brant, Auditor; and Thaddeus Smith, Veteran's Affairs Executive Director. Thaddeus Smith requested his comments be put into receive and file. Fitch motioned and Hobbs seconded to approve accepting T Smith's comments into receive and file; motion carried unanimously. Public comment was made by the following: Sandy Dawdy, Winterset; Vicky Brenner, Winterset, Joel Welch, Winterset, Mike Fletcher, Winterset, and Hannah Davis, Winterset – on phone. Sandy Dawdy requested her comments be received and filed. Fitch moved, Hobbs seconded to approve accepting S Dawdy's comments into receive and file; motion carried unanimously. Vicky Brenner requested her comments be received and filed. Fitch moved, Hobbs seconded to approve accepting V Brenner's comments into receive and file; motion carried unanimously.

A Presentation was given by Tammy Ellawanger, Executive Director Madison County Elderly Services regarding the CPA Report.

**Resolutions Approved Unanimously**

**Fitch moved; Hobbs seconded.**

AO 120925A Approving hire of L Greenman as PT 2<sup>nd</sup> Deputy at \$27.25 per hr eff 09 DEC 25

AO 120925C Approving Historic Property Rehabilitation Tax Exemption of Madison County Renovations, INC. and Aspen Real Estate, LLC

AO 120925D Approving Setting Public Hearing for Budget Amendment December 22, 2025

EMA 120925A Approving joining the Southern Iowa Local Emergency Planning Committee eff 01 JAN 26

EMS 120925A Approving wage increase for T Tuel from \$16 per hr to \$20 per hr eff 09 DEC 25

EMS 120925B Approving hire of M DuShane as PT Paramedic at \$20 per hr eff 13 DEC 25

SPV 120925B Approving posting hours of operation sign at Monument Park

SR 120925A Approving Application for Nomination of Holliwell Covered Bridge for the Preservation Iowa's 2026 Most Endangered Properties

**Resolutions Approved**

**Hobbs moved; Stancil seconded. Stancil and Hobbs voted aye, Fitch voted nay.**

SPV 120925A Approving hiring of outside contractor for audit services for FY's 25, 26, & 27

**Resolutions Tabled Unanimously**

**Hobbs moved; Fitch seconded.**

AO 120925B Approving Impoundment Structure Partial Property Tax Exemption for 2025

**Board Reports**

Fitch reported that she attended active shooter training, SICOG, HIRTA, and budget meetings.

Hobbs reported that she attended active shooter training, various meetings, and

compensation board meeting. Hobbs indicated she will be attending an ISAC District meeting on December 11, 2025.

Stancil reported that she attended a Matura meeting, work session for budgets, compensation board meeting, and an ADA Review of the courthouse and annex with the state. Stancil indicated that she will be attending a public health meeting on December 10, 2025.

**New Business**

The board discussed compelling the Auditor to pay outstanding invoices. The board directed Auditor Brant to pay the outstanding Belin & McCormick invoice. Auditor Brant agreed to do so. The board decided to schedule claims payments for December 15, 2025.

**2025 Priorities**

The board received an electronic update due to Ryan being out.

Fitch moved; Hobbs seconded to adjourn the meeting at 7:38PM. Motion carried unanimously.

Michele Brant, Madison County Auditor  
Heather Stancil, Chairman, Board of Supervisors

**Claims Totals by Fund**

01000 GENERAL BASIC FUND	\$72,284.09
02000 GENERAL SUPPLEMENTAL FUND	\$29,621.38
11000 RURAL BASIC FUND	\$21,352.00
20000 SECONDARY ROAD	\$892,994.62
29000 LOCAL OPTION SALES TAX	\$3,708.93
41000 DEBT SERVICE	\$4,208.85
60000 EMERGENCY MANAGEMENT IA CH 29C	\$337.52
69000 ASSESSOR'S AGENCY	\$6,423.51
92000 INTERGOVERNMENTAL - FUEL	\$18,544.08
96000 LIFE & DISABILITY INSURANCE	\$3,523.19
<b>Final Total</b>	<b>\$1,052,998.17</b>

### Monday, December 15, 2025

Madison County Board of Supervisors met in special session on 15 DEC 2025 at 9:00AM in the Madison County Annex Lower Level to approve claims. Supervisor Stancil called the meeting to order at 9:00AM with Supervisors Fitch and Hobbs present. Hobbs moved, Stancil seconded to approve the agenda; motion carried unanimously.

Public comment was made available with no participants.

Fitch moved, Stancil seconded, to adjourn the meeting at 9:11AM.; motion carried unanimously.

Michele Brant, Madison County Auditor  
Heather Stancil, Chair, Board of Supervisors

**Claims Totals by Fund**

01000 GENERAL BASIC FUND	\$23,104.78
02000 GENERAL SUPPLEMENTAL FUND	\$147.50
11000 RURAL BASIC FUND	\$413.94
29000 LOCAL OPTION SALES TAX	\$1,279.36
94000 GROUP HEALTH INSURANCE	\$2,796.20
<b>Final Total</b>	<b>\$27,741.78</b>

### Monday, December 15, 2025

Madison County Board of Supervisors met on 15 DEC 2025 at 9:30AM in the lower level of the Madison County Annex Building for a budget work session. Chair Stancil called the meeting to order at 9:30am. with Supervisors Fitch and Hobbs present. Fitch motioned; Hobbs seconded to approve the agenda; motion carried. No action was taken during the work session. The board discussed the Board of Supervisor Department budget for FY 27. Fitch moved, Hobbs seconded, to adjourn at 10:16AM; motion carried unanimously.

Michele Brant, Madison County Auditor  
Heather Stancil, Chair, Board of Supervisors

### Thursday, December 18, 2025

Madison County Board of Supervisors met on 18 DEC 2025 at 9:00AM in the lower level of the Madison County Annex Building for a budget work session. Chair Stancil called the meeting to order at 9:00AM. with Supervisors Fitch and

Hobbs present. Fitch motioned; Hobbs seconded to approve the agenda; motion carried. No action was taken during the work session. The board discussed budgets for FY 27 for the following departments: Auditor, Building & Grounds, Human Resources, Emergency Management, Ambulance, Weed Commissioner, and Secondary Roads. A closed meeting for union contracts was discussed to be scheduled. Fitch moved, Hobbs seconded, to adjourn at 12:43PM; motion carried unanimously.

Michele Brant, Madison County Auditor  
Heather Stancil, Chair, Board of Supervisors

### Friday, December 19, 2025

Madison County Board of Supervisors met on 19 December 2025 at 9:00AM in the lower level of the Madison County Annex Building for a budget work session. Chair Stancil called the meeting to order at 9:00AM with Supervisors Fitch and Hobbs present. Fitch motioned; Hobbs seconded to approve the agenda; motion carried unanimously. No action was taken during the work session. The board discussed budgets for FY 27 for the following departments: Zoning, Environmental Health, Treasurer, and Recorder. Hobbs motioned; Fitch seconded for a brief recess at 10:42AM; motion carried unanimously. Fitch motioned; Hobbs seconded to resume at 10:55; motion carried unanimously. The board discussed budgets for FY 25 for the Attorney and Conservation. Fitch moved, Hobbs seconded, to adjourn at 11:57AM; motion carried unanimously.

Michele Brant, Madison County Auditor  
Heather Stancil, Chair, Board of Supervisors

### Monday, December 22, 2025

Madison County Board of Supervisors met in special session on 22 December 2025 at 8:00AM in the Madison County Annex Lower Level. Supervisor Fitch called the meeting to order at 8:00AM with Supervisors Stancil and Hobbs present. Supervisor Stancil was present over the phone. Hobbs moved, Stancil seconded to approve the agenda; motion carried unanimously. Hobbs moved; Stancil seconded to approve the consent agenda; motion carried unanimously.

Hobbs moved, Stancil seconded, to enter public hearing at 8:01AM; motion carried unanimously. Hearing for FY26 Madison County Budget Amendment began with Auditor Brant presenting her budget amendment request. Public comment was made by Brent Sharon, Prole and Steve Swanson, Winterset. Hobbs moved; Stancil seconded, to exit public hearing at 8:24AM; motion carried unanimously.

**Resolutions Approved Unanimously**

**Stancil moved; Hobbs seconded.**

SPV 122225A Approving budget amendment #1 for FY 2026 – *Supervisor Fitch wanted the record to reflect she is not in favor of the \$50,000 for outside counsel; Supervisor Hobbs wanted the record to reflect she made the best decision for citizens and the board to get sound legal representation to protect the county*

**Hobbs moved; Stancil seconded.**

SPV 122225B Approving IT Budget changes to amendment #1 for FY 2026 from Solutions Quote 22286


Hobbs moved; Stancil seconded to adjourn the meeting at 8:27AM; Motion carried unanimously.


Michele Brant, Madison County Auditor  
Heather Stancil, Chair, Board of Supervisors

**Claims Totals by Fund**

01000 GENERAL BASIC FUND	\$15,646.34
02000 GENERAL SUPPLEMENTAL FUND	\$79.83
11000 RURAL BASIC FUND	\$639.68
20000 SECONDARY ROAD	\$193,677.23
29000 LOCAL OPTION SALES TAX	\$16,462.50
60000 EMERGENCY MANAGEMENT IA CH 29C	\$225.00
69000 ASSESSOR'S AGENCY	\$168.17
92000 INTERGOVERNMENTAL - FUEL	\$35,183.11
96000 LIFE & DISABILITY INSURANCE	\$4,640.72
<b>Final Total</b>	<b>\$266,722.58</b>

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