

BK: 2025 PG: 1196
Recorded: 5/16/2025 at 8:15:25.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

TRUSTEES' WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309, Phone: (515) 288-2500

Taxpayer Information:

Kyle J. Alliman and Megan A. Alliman, 32218 Deer Trl., Adel, IA 50003

Return Address

Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309

Grantor:

Kyle J. Alliman and Megan A. Alliman, Trustees of the Black & Gold Trust dated May 2, 2019

Grantee:

Pygmy Goat, LLC

Legal Description:

See Page 2

Document or instrument number of previously recorded documents:

N/A

TRUSTEES' WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Kyle J. Alliman and Megan A. Alliman, Trustees of the Black & Gold Trust dated May 2, 2019**, do hereby convey to **Pygmy Goat, LLC, an Iowa Limited Liability Company**, all right, title, interest, estate, claim and demand in the following-described real estate in Madison County, Iowa:

AN UNDIVIDED ONE-FOURTH 1/4TH) INTEREST IN AND TO:
The South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is exempt pursuant to Iowa Code § 428A.2(21).

Grantor hereby covenants with grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; Grantor has good and lawful authority to sell and convey the real estate; 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. Grantor further warrants to the grantee all of the following: The Trust pursuant to which the transfer is made is duly executed and in existence; to the knowledge of Grantor, the person creating the Trust was under no disability or infirmity at the time the trust was created; the transfer by the Trustee to the Grantee is effective and rightful; and 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: November 8, 2024.

Black & Gold Trust dated May 2, 2019

Black & Gold Trust dated May 2, 2019

By: [Signature]
Kyle J. Alliman, Trustee

By: [Signature]
Megan A. Alliman, Trustee

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on November 8, 2024, by Kyle J. Alliman and Megan A. Alliman, as Trustees of the above-named Trust.

[Signature]
Notary Public in and for the said State

