

BK: 2025 PG: 1864
Recorded: 7/21/2025 at 10:46:35.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To & Taxpayer: Kaila C. Findley, 3370 - 340th Street, Stuart, IA 50250
Preparer: John D. Twillmann, 222 E. Market Street, Box 127, Panora, IA 50216, Tel: 641-755-2131



TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Brent W. Findley, Trustee of the E. Irene Findley Revocable Trust dated June 21, 2016, does hereby Convey to Kaila C. Findley, the following described real estate in Madison County, Iowa:

The Northeast Fractional Quarter of the Northwest Fractional Quarter and the Southeast Quarter of the Northwest Fractional Quarter of Section Four, Township Seventy-seven North, Range Twenty-nine West of the 5th P.M., Madison County, Iowa, subject to and together with any and all easements, covenants, and restrictions of record.

This deed is exempt according to Iowa Code 428A.2(20).

The grantor hereby covenants with grantee, 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 grantee 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.

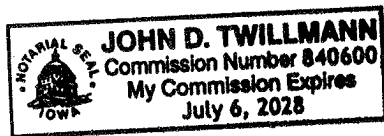
Dated: July 3, 2025

E. IRENE FINDLEY REVOCABLE TRUST
dated June 21, 2016

By Brent Findley
Brent W. Findley, Trustee

STATE OF IOWA, COUNTY OF GUTHRIE

This record was acknowledged before me on July 3, 2025, by Brent W. Findley, Trustee of the above-entitled trust.



John D. Twillmann
Signature of Notary Public