



Document 2025 1938

Book 2025 Page 1938 Type 03 001 Pages 2

Date 7/28/2025 Time 1:37:14PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax statement

Return to: Julie Egli and Travis Egli, 3206 280th St, Truro, IA 50257

$\frac{4}{7}$

TRUSTEE WARRANTY DEED

KNOW ALL PERSONS BY THIS DEED: That **Bradley W. Sweeney and Quendy S. Sweeney, Trustees of the Quendy S. Sweeney Living Trust dated October 14, 2015** (the "Grantor"), do hereby Convey to **Julie Egli and Travis Egli**, a married couple (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following-described real estate:

Lot Seven (7) of SWEENEY ACRES SUBDIVISION, located in the North Half (½) of the Northwest Quarter (¼) of Section Two (2), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th PM, Madison County, Iowa.



See revenue on Trustee Warranty Deed filed in Book 2025 at Page 1937

The Grantor does hereby covenant 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 covenants, restrictions and easements of record. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be stated above. 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 the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustees to the Grantees is effective and rightful; and that the Trustees know 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 21 day of July, 2025.

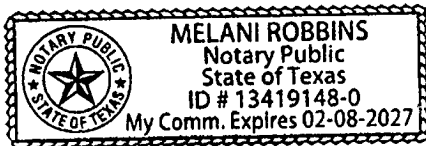
Quendy S. Sweeney Living Trust dated October 14, 2015

By: Bradley W. Sweeney Trustee
Bradley W. Sweeney, Trustee

By: Quendy S. Sweeney Trustee
Quendy S. Sweeney, Trustee

STATE OF Texas, COUNTY OF Rains: ss

This record was acknowledged before me on July 21, 2025, by Bradley W. Sweeney and Quendy S. Sweeney, Trustees of the Quendy S. Sweeney Living Trust dated October 14, 2015.



Melani Robbins
Notary Public