

BK: 2025 PG: 1957  
Recorded: 7/29/2025 at 9:48:04.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$719.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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This instrument prepared by:  
ANDI K. DYAR, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES, IA 50266; Phone # (515) 278-2226  
Return document to and mail tax statements to:  
ABIGAIL L. BEELER, 1741 PITZER RD., EARLHAM, IA 50072

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## TRUSTEE'S WARRANTY DEED

**Legal:** Parcel "C" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 5.126 acres, as shown in Plat of Survey filed in Book 2013, page 2245 on July 30, 2013, in the Office of the Recorder of Madison County, Iowa

**Address:** 1741 Pitzer Rd., Earlham, IA 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Cheryl A. Flaskerud, as Trustee of the Cheryl A. Flaskerud Revocable Trust dated August 31, 2023**, hereby conveys the above-described real estate to **Abigail L. Beeler**.


### **SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

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.

STATE OF Texas )  
 ) 568607-3 ) SS:  
COUNTY OF Tarrant )

On this 25th day of July, 2025,  
before me the undersigned, a Notary Public in and for said  
State, personally appeared **Cheryl A. Flaskerud, as  
Trustee of the Cheryl A. Flaskerud Revocable Trust  
dated August 31, 2023**, to me known to be the identical  
person named in and who executed the foregoing  
instrument and acknowledged that the person, as Trustee,  
executed the instrument as the voluntary act and deed of  
the Trust and of the Trustee.

 Jerry W Johnson  
Notary Public, State of Texas

Notary Public in and for said State

Electronically signed and notarized online using the Proof platform.

Dated: 07/25/2025

*Cheryl A. Flaskerud*

**Cheryl A. Flaskerud, as Trustee of the Cheryl  
A. Flaskerud Revocable Trust dated August  
31, 2023**



Jerry W Johnson

ID NUMBER

568607-3

COMMISSION EXPIRES

July 28, 2026