

BK: 2025 PG: 2534
Recorded: 9/24/2025 at 9:13:12.0 AM
Pages 3
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309
Phone: 515-246-4555

Taxpayer Information: Karen V. Knutson Revocable Trust, 1634 320th Street, Lorimor, IA 50149

Return Document To: Karen V. Knutson, 1634 320th Street, Lorimor, IA 50149

Grantors: Karen V. Knutson

Grantees: Karen V. Knutson Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Karen V. Knutson**, widowed and not remarried, hereby conveys to **Karen Valerie Knutson**, as **Trustee of the Karen V. Knutson Revocable Trust**, the following described real estate in **Madison County, Iowa**:

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

The Northwest Fractional Quarter (NW Fr. ¼) of Section Thirty (30) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

The North Half (N ½) of the Northeast Quarter (NE ¼) of Section Thirty (30) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

The East Half of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 29, in Township 74 North, Range 28, West of the 5th P.M., Madison County, Iowa, subject to legal highways and easements of record, if any, and County Zoning Regulations; and

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

Parcel "A" located in the West Half of the Southwest Fractional Quarter (W ½ SW ¼) of Section 19, Township 74 North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2004, Page 1958, on April 30, 2004, in the Office of the Recorder, Madison County, Iowa;

Subject to all easements of record and applicable ordinances.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant 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.

The undersigned, Settlor or Grantor of the revocable trust named above, hereby confirms that the undersigned constitutes the sole lifetime beneficiary of said trust and that he/she retains the full control and possession of the real property described herein.

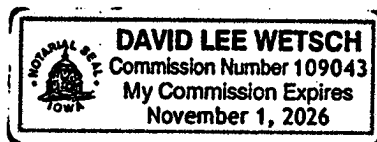
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Sept 23, 2025.

Karen V. Knutson
KAREN V. KNUTSON, Grantor

STATE OF IOWA, COUNTY OF POLK) ss

This record was acknowledged before me on Sept 23, 2025,
by Karen V. Knutson, widowed and not remarried.



[Signature]
NOTARY PUBLIC - STATE OF IOWA