

BK: 2025 PG: 2589  
Recorded: 9/26/2025 at 12:07:07.0 PM  
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

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:**

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267

**Taxpayer Information:**

Dan Harris  
220 N.E. Plum Avenue  
Earlham, Iowa 50072

**Return Document To:**

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Carol Harris Trust

**Grantees:**

Dan Harris

**Legal Description:** See Page 2



**TRUSTEE WARRANTY DEED**  
**(Inter-Vivos Trust)**

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, Carrie A. Knight, Trustee of the **CAROL HARRIS TRUST dated November 9, 2018**, does hereby convey to **DAN HARRIS** the following described real estate in Madison County, Iowa:

The South 82 feet of Lot One (1) of C.K. Ledlies Subdivision, Division No. 1, to the Town of Earlham, Madison County, Iowa.

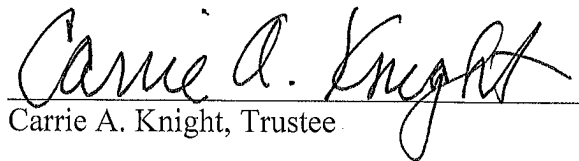
Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

The grantor hereby covenants 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 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 grantees 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: September 26, 2025.

  
Carrie A. Knight, Trustee

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on September 26, 2025, by Carrie A. Knight as Trustee of the above-entitled trust.

  
Signature of Notary Public

