

BK: 2025 PG: 2664  
Recorded: 10/2/2025 at 11:02:34.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.41  
Combined Fee: \$25.41  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**QUIT CLAIM DEED  
Recorder's Cover Sheet**

**Preparer Information:** Kyle Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266-7733, Phone: 515-244-3500

**Taxpayer Information:** Warren Family Trust, dated September 24, 2025; 2045 Wildrose Ave., Prole, IA 50229

**Return Document To:** Kyle Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266-7733

**Grantors:** Jeffrey Jon Warren and Doreena Lee Warren, husband and wife

**Grantees:** Jeffrey J. Warren and Doreena L. Warren, as Trustees of the Warren Family Trust, dated September 24, 2025

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## QUIT CLAIM DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jeffrey Jon Warren and Doreena Lee Warren, husband and wife, do hereby Convey to Jeffrey J. Warren and Doreena L. Warren, as Trustees of the Warren Family Trust, dated September 24, 2025 all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter corner of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence South 83 degrees 29 minutes 22 seconds west along the north line of the Southeast Quarter (SE1/4) of said Section Twenty-seven (27), 687.71 feet; thence South 4 degrees 35 minutes 51 seconds East along an existing fenceline, 9.86 feet; thence South 19 degrees 49 minutes 42 seconds east along an existing fenceline 514.47 feet; thence North 84 degrees 26 minutes 21 seconds east along existing fenceline 524.78 feet to a point on the east line of the Southeast Quarter (SE1/4) of said Section Twenty-seven (27); thence North 1 degree 33 minutes 59 seconds west along the east line of the Southeast Quarter (SE1/4) of said Section Twenty-seven (27), 520.84 feet to the point of beginning. Said Parcel contains 7.172 acres, including 0.394 acres of County Road right-of-way.

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

Transfer Exempt: Iowa Code 428A.2(21) – Consideration less than \$500.00.

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.

Dated: September 24, 2025.

Jeffrey Jon Warren  
Jeffrey Jon Warren, Grantor

Doreena Lee Warren  
Doreena Lee Warren, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on September 24, 2025 by  
Jeffrey Jon Warren and Doreena Lee Warren.



Kyle Kruidenier  
Signature of Notary Public