



Document 2025 3433

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Date 12/18/2025 Time 10:23:36AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$306.40

Rev Stamp# 464 DOV# 473

BRANDY MACUMBER. COUNTY RECORDER

MADISON COUNTY IOWA

\$192,000⁰⁰

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4775

Mail tax statements and return documents to:

Luis M Reza and Hector Reza, ~~Settlers Trl, Saint Charles, IA 50240~~ 1767 NW 100th Place Clive, Ia 50325

TRUSTEE'S WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Agnes G Warutere, as Trustee of the Agnes G. Warutere, as Trustee of the Agnes G. Warutere Trust, to be held pursuant to the Agnes G. Warutere Revocable Trust Agreement dated February 8, 2024,** does hereby convey unto **Luis M Reza and Hector Reza, as Joint Tenants with full rights of survivorship and not as Tenants in Common,** the following described real estate:

Parcel "M" located in the South Half (1/2) of the Northwest Fractional Quarter (1/4) and in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 14.62 acres, as shown in Plat of Survey filed in Book 2019, Page 1627, on June 4, 2019 in the Office of the Recorder of Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.

Grantor does hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 warrant 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.

In addition to the foregoing, the Grantor further swears or affirms as follows:

1. I am the Trustee of the above-named Trust, to which the above-described real estate was conveyed pursuant to an instrument recorded on March 7, 2024, Book 2024 Page 494, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. I am the presently-existing Trustee under the Trust and I am authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantor of the Trust is alive.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

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.

Agnes G. Warutere, as Trustee of the Agnes G. Warutere Trust, to be held pursuant to the Agnes G. Warutere Revocable Trust Agreement dated February 8, 2024

BY: Agnes G. Warutere, Trustee
Agnes G Warutere
Trustee

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on December 14th, 20 25
by Agnes G Warutere as Trustee of the Agnes G. Warutere, as Trustee of the Agnes G. Warutere Trust, to be held pursuant to the Agnes G. Warutere Revocable Trust Agreement dated February 8, 2024.

[Signature]
Notary Public in and for said State

