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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Prep./Return to: Tony D. Krukow, Esq., P.O. Box 343, 515 Central Ave. West, Hampton, IA 50441: PH: (641) 456-5999
Send tax statements to: Charlene Ann Gillman, Trustee, 1495 Hogback Road, Earlham, IA 50072

WARRANTY DEED

THIS INDENTURE, Made on August 13, 2025, by and between **Charlene Gillman** (a.k.a. - Charlene Ann Gillman and/or Charlene A. Gillman) (Charlene Gillman's spouse Leroy Gillman has passed away on 1/6/2025), a single person, of the County of Madison, State of Iowa, **Grantor**; and **Charlene Ann Gillman, Trustee under the Revocable Trust Agreement of Charlene Ann Gillman, dated April 20, 2026**, of the County of Franklin, State of Iowa, **Grantees**. *Charlene*
4/20/26

WITNESSETH: THAT SAID GRANTORS, in consideration of the sum of TEN DOLLARS and OTHER VALUABLE CONSIDERATION, to them in hand paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said Grantees, their successors and assigns, in and to the following described lots, tracts or parcels of land, lying, being and situated in the County of Madison, and State of Iowa, to-wit:

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 34, Township 77 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of Section 34, T77N, R28W of the 5th P.M., Madison County, Iowa; thence along the East line of NE¼ of said Section 34, South 00°00'00", 121.08 feet to the point of beginning: Thence continuing along said East line, South 00°00'00" 586.62 feet; thence North 86°25'23" West, 224.41 feet; thence North 00°46'38" East, 96.57 feet; thence North 00°00'00", 489.98 feet; thence South 86°25'23" East, 223.09 feet to the point of beginning. Said parcel of land contains 3.000 Acres including 0.444 Acres of County Road right of way. All subject to reservations, restrictions and easements, of record, if any.

The Grantors hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple, that Grantors have good and lawful authority to sell, transfer and convey the real estate; that the real estate is free and clear of all liens and encumbrances or is transferred and conveyed subject to any and all mortgages and liens of record; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. **Exempt: Consideration for this deed is Five Hundred Dollars (\$500.00) or less – 428A.2(21).**

Grantees as Co-Trustees, or either of them as Trustee, and so long as both or either of them shall

serve as Co-Trustees, or one as sole Trustee, they or either of them shall have the power to sell, mortgage, and pledge, assign, exchange, convey, develop, repair, rent, lease or otherwise to deal with or dispose of the above described real property, for such consideration and in such manner as in the Trustee's discretion is deemed advisable. Trustees or Successor Trustees have the power to issue and execute conveyances, mortgages, leases, assignments, contracts and other instruments deemed by them necessary for the execution of the Trust. No person or corporation dealing with the Trustees shall be obligated to see to the application of any money paid or property delivered to any Trustees, or to inquire into the necessity or the propriety of Trustees exercising the powers as Trustees, or to determine the existence of any fact upon which such Trustees' power to perform any act may be conditioned.

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

IN WITNESS WHEREOF, the said Grantors have executed these presents the day and year first above written.

Charlene Gillman

Charlene Gillman, Grantor

STATE OF IOWA)
) ss.
COUNTY OF POLK)

BE IT REMEMBERED, that on this August 13, 2025, before me, the undersigned, a notary public, came **Charlene Gillman** (a.k.a. Charlene Ann Gillman and/or Charlene A. Gillman), a single person and Grantor herein, who are personally known to me to be the same person who executed the within instrument of writing and such persons duly acknowledged the execution of the same as their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Emira Dupanovic

Signature of Notary Public ↑

EMIRA DUPANOVIC

Print Name of Notary Public ↑
My Commission Expires: **7/8/2028**.

