



Document 2026 113

Book 2026 Page 113 Type 03 001 Pages 3
Date 1/12/2026 Time 11:50:23AM
Rec Amt \$17.00 Aud Amt \$10.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information:

Heather Timmins, 500 East Court Avenue, Suite 200, Des Moines, IA 50309; Tel. 515-245-4300

Taxpayer Information:

Elizabeth A. Palmer, 3248 – 305th Lane, Truro, IA 50257

Return Document To:

Heather Timmins, 500 East Court Avenue, Suite 200, Des Moines, IA 50309; Tel. 515-245-4300

Grantors:

Scott and Kimberly Palmer Revocable Trust u/a/d 8/31/2018

Grantees:

Elizabeth A. Palmer

Legal Description:

See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT

For good and valuable consideration, Scott E. Palmer and Kimberly J. Palmer, co-trustees of the Scott and Kimberly Palmer Revocable Trust u/a/d 8/31/2018 do hereby Convey to Elizabeth A. Palmer, a single person, the following described real estate in Madison County, Iowa:

The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-three (23), AND the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section Twenty-six (26), ALL in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Subject to easements and restrictions of record.

Exempt transaction – Iowa Code § 428A.2(21).

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 hereby warrant to Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple, 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.

Grantors further depose and state that the Trustees personally know of all the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantors the persons creating the trust were under no disability or infirmity at the time the trust was created; that the Grantors are the presently existing co-trustees of the above-named trust dated 8/31/2018, to which the above-described real estate was conveyed to the Trustees by Scott E. Palmer and Kimberly J. Palmer, a married couple, pursuant to an instrument recorded on September 11, 2018 in the office of the Madison County Recorder in Book 2018, Page 2921; that the trust is in existence, and Grantors have good and lawful authority to sell and convey the real estate without any limitation or qualification whatsoever; that the transfer by the Trustees to the Grantee is effective and rightful; and that the Trustees know 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

X

Dated: December 21, 2025.

Scott and Kimberly Palmer Revocable Trust

Scott E. Palmer Trustee

By: Scott E. Palmer, Trustee

Kimberly J. Palmer Trustee

By: Kimberly J. Palmer, Trustee

STATE OF Iowa, COUNTY OF Madison, ss:

This record was acknowledged before me on December 21, 2025 by Scott E. Palmer and Kimberly J. Palmer, co-trustees of the above-entitled trust.

Sara J. Hughes
Signature of Notary Public

