

BK: 2026 PG: 1272
Recorded: 5/6/2026 at 2:33:24.0 PM
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

This Document Prepared By: SCOTT SHOEMAKER, *Attorney at Law*, Scott Shoemaker and Associates, P.L.C.
425 Second Street SE, Suite 1200, Cedar Rapids, Iowa 52401, 319-804-8346

After Recording, Return and Mail Tax Statements To: Kiana Grant, Trustee, 252 Petit Ave., Ventura, California 93004.

QUITCLAIM DEED

The undersigned Grantor declares that this conveyance transfers Grantor's interest to Grantor's revocable living trust for zero ("0") consideration.
This transaction is exempt from the Real Estate Transfer Tax pursuant to Iowa Code §428A.2(21).

KIANA GRANT, the GRANTOR,

Whose mailing address is 252 Petit Ave., Ventura, California 93004;

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby convey and quitclaim to

KIANA GRANT, as Trustee of KKA FAMILY TRUST dated April 24, 2026, the GRANTEE,

Whose mailing address is 252 Petit Ave., Ventura, California 93004;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Madison, State of Iowa:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Assessor's Parcel Number: 111-02-24-6602000

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

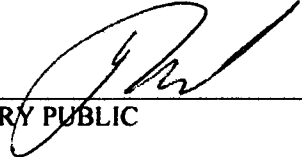
Dated this 24th day of April, 2026.


KIANA GRANT

STATE OF CALIFORNIA)
) ss.
COUNTY OF Los Angeles)

On this 24 day of April, 2026 before me, the undersigned, a Notary Public in and for the State of California personally appeared KIANA GRANT, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



NOTARY PUBLIC

My commission expires: May 22, 2029



EXHIBIT "A" LEGAL DESCRIPTION
Assessor's Parcel No. 111-02-24-6602000

I. Real property described as:

Commencing at a point 700 feet North and 336 feet East of the Southwest Corner of Section Twenty-four (24), township Seven-seven (77) North. Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence East 336 feet, thence South 700 feet to the South line of said Section, thence West along the West line of said Section 336 feet, thence North 700 feet to the Place of beginning, continuing in all

Approximately 5.4 acres.

II. Real property described as:

Commencing at the Southwest Corner of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West-of the 5th P.M., Madison County, Iowa, running thence North along the West line of said Section 700 feet, thence East 336 feet, thence South 700 to the South line of said Section, thence West along the West line of said Section 336 feet to the place of beginning.

Including reservations, easements, covenants, etc., running with the land as follows:

"The grantor herein also grants the grantee the right to use water from any well existing on the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), township Seven-seven (77) North, Range Twenty-seven (27) or to drill a new well on said Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4). In addition thereto Grantor gives Grantee the right to install a pump in said well and to lay and maintain an underground pipe from said well to the above-described premises conveyed to the Grantee. Grantee shall pay all damages to crops occasioned by drilling said Well, laying and maintaining said waterpipe. This right shall be considered to be a covenant running with the land herein conveyed to the grantee".

Approximately 5.4 acres