

BK: 2026 PG: 1281
Recorded: 5/7/2026 at 1:39:39.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: James E. Van Werden, Hopkins & Huebner, P.C., 1009 Main St., Adel, IA 50003, Phone: 515-697-4224

Taxpayer Information: Rebecca S. Holmes, 12453 Douglas Pkwy., Urbandale, IA 50323 and Stephen M. Holmes, 902 W. Filmore St., Winterset, IA 50273

Return Document To: James E. Van Werden, Hopkins & Huebner, P.C., 1009 Main St., Adel, IA 50003

Grantor: Rebecca S. Holmes and Stephen M. Holmes as co-trustees of the Michael D. and Ilene Holmes Family Trust

Grantee: Rebecca S. Holmes and Stephen M. Holmes, as single persons

Legal Description: See Attached

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Rebecca S. Holmes and Stephen M. Holmes, co-trustees of the Michael D. and Ilene Holmes Family Trust, do hereby convey to Rebecca S. Holmes and Stephen M. Holmes, as single persons, the following described real estate in Madison County, Iowa:

See attached Exhibit "A".

*This deed is exempt according to Iowa Code 428A.2 (21).

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 warrants 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.

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

Dated: May 5, 2026

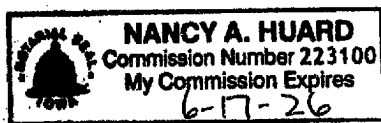
By: ✓ Rebecca S. Holmes
Rebecca S. Holmes, as Co-Trustee of the
Michael D. and Ilene Holmes Family Trust

By: ✓ Stephen M. Holmes
Stephen M. Holmes, as Co-Trustee of the
Michael D. and Ilene Holmes Family Trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF DALLAS

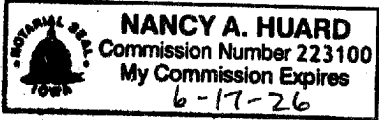
This record was acknowledged before me on May 5, 2026, by
Rebecca S. Holmes as Co-Trustee of the Michael D. and Ilene Holmes Family Trust.



Nancy Huard
Signature of Notary Public

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on May 5, 2026, by Stephen M. Holmes as Co-Trustee of the Michael D. and Ilene Holmes Family Trust.



Nancy Huard
Signature of Notary Public

EXHIBIT "A"

East Half of the Northwest Quarter of Section Twenty-nine (29) Township Seventy-five (75) North, Range Twenty-seven (27), West of the fifth P.M., Madison County, Iowa.