

BK: 2026 PG: 1454
Recorded: 5/22/2026 at 2:37:27.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Preparer Information:

Robert D. Hodges
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
Phone: (515) 242-2465

Taxpayer Information:

Sharon Kay Black
1855 NW 89th Street
Clive, IA 50325

Return Document To:

Robert D. Hodges
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309

Grantor:

Sharon Kay Black

Grantee:

Sharon K. Black, or her Successor(s), as Trustee of the FC and SK Black Trust U/A/D May 8, 2026

Legal Description: See Page 3/Exhibit A

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For the consideration of Ten Dollar(s) (\$10.00) and other valuable consideration, Sharon Kay Black, a single person, does hereby convey to Sharon K. Black, or her Successor(s), as Trustee of the FC and SK Black Revocable Trust U/A/D May 8, 2026, the following-described real estate in Madison County, Iowa:

SEE EXHIBIT A.

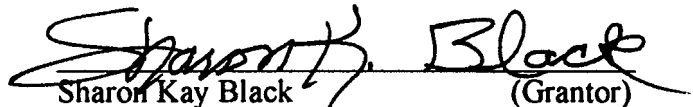
SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD.

This deed of transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 21 (consideration \$500 or less) as set out in Iowa Code §428A.2.

Grantor does hereby covenant with Grantee, 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.


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.

Dated this 8th day of May, 2026.


Sharon Kay Black (Grantor)

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This record was acknowledged before me this 8th day of May, 2026, by Sharon Kay Black.


Notary Public

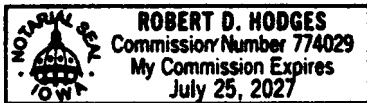


Exhibit "A"
[Legal Description – the Real Estate]

North Half (1/2) of the Northeast Quarter (1/4) and East 30 Acres of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P M, Madison County, Iowa, **EXCEPT Parcel A**, that part of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the northeast corner of the Northeast Quarter (1/4) of said Section Twenty-one (21), thence on an assumed bearing of South 90° 00' 00" West along the north line of the Northeast Quarter (1/4) of said Section Twenty-one (21) a distance of 484 00 feet, thence South 00° 32' 38" East 342 91 feet, thence South 89° 42' 58" East 484 03 feet, thence North 00° 32' 38" West 345 31 feet to the northeast corner of the Northeast Quarter (1/4) of said Section Twenty-one (21) and the point of beginning. **AND EXCEPT Parcel "B"** located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.45 acres, as shown in Plat of Survey filed in Book 2013, Page 1859 on June 21, 2013 in the Office of the Recorder of Madison Conty, Iowa.