

**\$655,00.00**

BK: 2026 PG: 1510  
Recorded: 5/28/2026 at 1:53:23.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,047.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Danielle Guisinger, 5022 Grand Ridge Dr., WDM IA 50265 5158649370

**Return To:** William J. Mahon, II, 1432 Walnut Lane, Cumming, IA 50061

**Taxpayer Information:** William J. Mahon, II, 1432 Walnut Lane, Cumming, IA 50061

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**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Jean Anne Scott Family Trust, dated January 29, 2026**, does hereby convey to **William J. Mahon, II**, the following described real estate:

**Lot 1A of KNOUF'S RURAL ESTATES REPLAT OF LOT ONE (1) SUBDIVISION, located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa**

Subject to all covenants, restrictions and easements of record.

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;

