

BK: 2026 PG: 1538
Recorded: 6/1/2026 at 10:56:10.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309
Phone: 515-246-4555

Taxpayer Information: Karen V. Knutson Revocable Trust, 1634 320th Street, Lorimor, IA 50149

Return Document To: Karen V. Knutson, 1634 320th Street, Lorimor, IA 50149

Grantors: Karen V. Knutson

Grantees: Karen V. Knutson Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Karen V. Knutson**, widowed and not remarried, hereby conveys to **Karen V. Knutson, as Trustee of the Karen V. Knutson Revocable Trust**, the following described real estate in **Madison County, Iowa**:

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

The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M.

Subject to all easements of record and applicable ordinances.

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 do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

The undersigned, Settlor or Grantor of the revocable trust named above, hereby confirms that the undersigned constitutes the sole lifetime beneficiary of said trust and that he/she retains the full control and possession of the real property described herein.

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: May 26, 2026.

Karen V. Knutson
KAREN V. KNUTSON, Grantor

STATE OF IOWA, COUNTY OF MADISON) ss

This record was acknowledged before me on May 26, 2026, by Karen V. Knutson, widowed and not remarried.

LAUREN PALMER
Commission Number 798910
My Commission Expires 5/2028

Lauren Palmer
NOTARY PUBLIC - STATE OF IOWA