

\$620,000.00

BK: 2026 PG: 1707
Recorded: 6/11/2026 at 9:55:28.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$991.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

R. Charles Bottenberg, 6701 Westown Pkwy, Ste. 100, West Des Moines, IA 50266; (515) 274-1450

Taxpayer Information: (name and complete address)

Edward Rumbaugh and Debbie Rumbaugh, 3110 Woodland Ln., Truro, IA 50257

Return Document To: (name and complete address)

R. Charles Bottenberg, 6701 Westown Pkwy, Ste. 100, West Des Moines, IA 50266; (515) 274-1450

Grantors: Kevin W. Fiene and Nancy Z. Fiene as Trustees of the Fiene Trust u/t/a dated May 24, 2022

Grantees: Edward Rumbaugh and Debbie Rumbaugh

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of one Dollar and other valuable consideration, Kevin W. Fiene and Nancy Z. Fiene as Trustees of the Fiene Trust u/t/a dated May 24, 2022 do hereby convey to Edward Rumbaugh and Debbie Rumbaugh, a married couple, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 7.569 acres, as shown in Plat of Survey filed in Book 3, Page 92 on August 14, 1997, in the Office of the Recorder of Madison County, Iowa

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: 6/10, 2026.

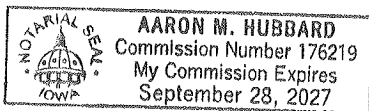
Kevin W. Fiene and Nancy Z. Fiene as
Trustees of the Fiene Trust u/t/a dated May
24, 2022

Kevin W. Fiene, Trustee
Kevin W. Fiene, Trustee

Nancy Z. Fiene, Trustee
Nancy Z. Fiene, Trustee

STATE OF Iowa, COUNTY OF Polk,

This record was acknowledged before me on June 10, 2026 by Kevin W. Fiene and Nancy Z. Fiene as Trustees of the above-entitled trust.



[Signature]
Signature of Notary Public