

\$32,340.00

BK: 2026 PG: 1808  
Recorded: 6/17/2026 at 3:21:58.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$51.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Clifford M. and Vanessa M. Roberts, 3018 318th Street, Truro, IA 50257  
**Taxpayer:** Clifford M. and Vanessa M. Roberts, 3018 318th Street, Truro, IA 50257  
**Preparer:** DuWayne J. Dalen, 1401 Willis Ave, PO Box 487, Perry, IA 50220, Tel: 515-465-4641

### **TRUSTEE WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, **Danielle R. Navarro, Trustee of Russell and Beverly Roberts Irrevocable Trust dated December 6, 2013**, does hereby Convey to **Clifford M. Roberts and Vanessa M. Roberts**, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Parcel C:**

**That part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows; Beginning at the Northeast corner of Parcel B, recorded in Book 3 Page 378, with said point being on the North line of said Southwest Quarter of the Southwest Quarter; thence North 85 degrees 47 minutes 58 seconds East, 200.73 feet along said North line; thence South 05 degrees 20 minutes 24 seconds East, 400.01 feet; thence South 56 degrees 00 minutes 43 seconds West, 305.93 feet; thence North 90 degrees 00 minutes 00 seconds West, 424.93 feet; thence North 00 degrees 59 minutes 18 seconds West, 235.00 feet to the Southwest corner of said Parcel B; thence South 84 degrees 38 minutes 55 seconds East, 436.57 feet to the Southeast corner of said Parcel B; thence North 01 degrees 40 minutes 41 seconds East, 360.49 feet to the Point of Beginning, having an area of 4.62 Acres including 0.31 Acres of Road Easement.**

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.

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: 05/07/2026.

Russell and Beverly Roberts Irrevocable Trust

By Danielle R. Navarro, Trustee  
Danielle R. Navarro, as Trustee

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on May 7, 2026, by Danielle R. Navarro, Trustee of the above-entitled trust.

Duwayne J. Dalen  
Signature of Notary Public

