

BK: 2026 PG: 1965  
Recorded: 7/1/2026 at 8:05:32.0 AM  
Pages 4  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

**Preparer Information:** James E. Van Werden, Hopkins & Huebner, P.C., 1009 Main St., Adel, IA 50003, Phone: 515-697-4224

**Taxpayer Information:** Rebecca S. Holmes, 12453 Douglas Pkwy., Urbandale, IA 50323 and Stephen M. Holmes, 902 W. Filmore St., Winterset, IA 50273

**Return Document To:** James E. Van Werden, Hopkins & Huebner, P.C., 1009 Main St., Adel, IA 50003

**Grantor:** Rebecca S. Holmes and Stephen M. Holmes as co-trustees of the Michael D. and Ilene Holmes Family Trust

**Grantee:** Rebecca S. Holmes and Stephen M. Holmes, as single persons

**Legal Description:** See Attached

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Rebecca S. Holmes and Stephen M. Holmes, co-trustees of the Michael D. and Ilene Holmes Family Trust, do hereby convey one-half to Rebecca S. Holmes and one-half to Stephen M. Holmes, as single persons, the following described real estate in Madison County, Iowa:

See attached Exhibit "A".

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

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: June 24, 2026

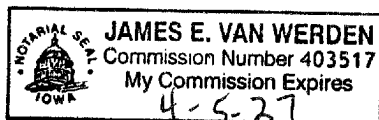
By: Rebecca S. Holmes  
Rebecca S. Holmes, as Co-Trustee of the Michael D. and Ilene Holmes Family Trust

By: Stephen M. Holmes  
Stephen M. Holmes, as Co-Trustee of the Michael D. and Ilene Holmes Family Trust

**ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE**

STATE OF IOWA, COUNTY OF DALLAS

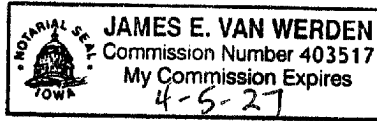
This record was acknowledged before me on June 24, 2026, by Rebecca S. Holmes as Co-Trustee of the Michael D. and Ilene Holmes Family Trust.



James E. Van Werden  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on June 24, 2026, by Stephen M. Holmes as Co-Trustee of the Michael D. and Ilene Holmes Family Trust.



James E. Van Werden  
Signature of Notary Public

## EXHIBIT "A"

A tract of land commencing at a point 300 feet West and 42 feet and 8 inches South of the Northeast corner of the Southwest corner of Section 36, in Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., and running thence South 518 feet and 4 inches, thence West 148 feet, thence South 165 feet to the middle of the road, thence West 172 feet and 2 inches, thence North 683 feet and 4 inches, thence East 320 feet and 2 inches to the point of beginning, Madison County, Iowa, subject to easements of record for public utilities, roads and highways.

EXCEPT PARCEL "HH", as shown in Plat of Survey filed in Book 2025, Page 1499 on June 13, 2025, in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit filed in Book 2025, Page 1529 on June 17, 2025, in the Office of the Recorder of Madison County, Iowa.