



Document 2026 210

Book 2026 Page 210 Type 03 001 Pages 3

Date 1/20/2026 Time 2:16:40PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$111.20

Rev Stamp# 24

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 70,000

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Blaine Lowden and Deann Harvey-Lowden, 2530 195th Trail, Winterset, IA 50273

Return Document To: Blaine Lowden and Deann Harvey-Lowden, 2530 195th Trail, Winterset, IA 50273

Grantors: Joan E. Cox Family Trust Under Trust Agreement dated February 8, 2011

Grantees: Blaine Lowden and Deann Harvey-Lowden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Seventy Thousand Dollar(s) and other valuable consideration, Marvin D. Cox, Trustee of Joan E. Cox Family Trust Under Trust Agreement dated February 8, 2011, does hereby Convey to Blaine Lowden and Deann Harvey-Lowden, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South 132 feet of the West one-fourth (W ¼) of Block Twenty-two (22) in Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.

This deed is given in full satisfaction of a Real Estate Contract filed on May 4, 2017, in Book 2017, Page 1395 of the Recorder's Office of Madison County, Iowa.

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: January 19, 2026

Joan E. Cox Family Trust Under Trust
Agreement dated February 8, 2011

By 
Marvin D. Cox, as Trustee (

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 19, 2026
by Marvin D. Cox, Trustee of the above-entitled trust.

Kristina Brockmeyer
Signature of Notary Public

