

BK: 2026 PG: 2346
Recorded: 8/10/2026 at 9:38:32.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$566.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Address Tax Statement/ Return To: Aimee Schulz, 2512 Peru Rd, Peru, IA 50222

TRUSTEE WARRANTY DEED

(Inter Vivos Trust)

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Stephen D. Agan, as Trustee of the the Stephen David Agan and Tara Lee Agan, Revocable Trust dated November 27, 2023 does hereby Convey to Aimee Schulz, a single person, the following described real estate in Madison County, Iowa:

Amended Parcel "A" located in the Fractional Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.10 acres, as shown in Plat of Survey filed in Book 2026, Page 2090 on July 13, 2026, 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8/6/26

SDA trustee

Stephen D. Agan, Trustee of the Stephen David
Agan and Tara Lee Agan, Revocable Trust
dated November 27, 2023

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on August 6, 2026, by Stephen D. Agan, as
Trustee of the Stephen David Agan and Tara Lee Agan, Revocable Trust dated November 27, 2023.

Matthew E Cole
Signature of Notary Public

