



Document 2026 2445

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 Rev Transfer Tax \$551.20
 Rev Stamp# 306 DOV# 292

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

\$344,900

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (10138RSS)
Return To: Taylor Black and Hunter Black, 2813 Millstream Ave, Peru, IA 50222
Taxpayer Information: Taylor Black and Hunter Black, 2813 Millstream Ave, Peru, IA 50222

HOME 19784

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TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Shane Dupes and Leilani Dupes, as Trustees of the Shane and Leilani Dupes Revocable Trust, a Revocable Living Trust**, does hereby convey to **Taylor Black and Hunter Black**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "A" located in the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Six (6), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.037 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 699 on June 13, 1996, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.



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: 8-13-26

Shane Dupes and Leilani Dupes, as Trustees of
the Shane and Leilani Dupes Revocable Trust, a
Revocable Living Trust,

By: [Signature]
Shane Dupes, Trustee

By: [Signature]
Leilani Dupes, Trustee

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on August 13 2026, by Shane
Dupes and Leilani Dupes, as Trustees of the Shane and Leilani Dupes Revocable Trust, a
Revocable Living Trust.



[Signature]
Notary Public in and for said State