

\$434,900.00

BK: 2026 PG: 2561
Recorded: 8/27/2026 at 9:02:46.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$695.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
JASON R. SANDEGREN, 7101 VISTA DRIVE, WEST DES MOINES, IA 50266; Phone # (515) 278-2226 (TRESP028)
Return document to and mail tax statements to:
James Gulley and Bailey Gulley, 200 NW 8th St, Earlham, IA 50072

TRUSTEE'S WARRANTY DEED

Legal: **Lot Five (5) of Williamson Addition Plat Two (2) to the City of Earlham, Madison County, Iowa.**

Address: **200 NW 8th St, Earlham, IA 50072**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael T. Madren, as Trustee of the Michael T. Madren Revocable Trust, and Cynthia R. Madren, as Trustee of the Cynthia R. Madren Revocable Trust**, hereby conveys the above-described real estate to **James Gulley and Bailey Gulley, as joint tenants with full rights of survivorship, and not as tenants in common.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

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.

STATE OF Virginia)
)
COUNTY OF Newport News)

SS:

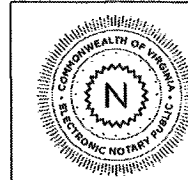
Dated: 08/20/2026

On this 20th day of August, 2026,
before me the undersigned, a Notary Public in and for said
State, personally appeared **Michael T. Madren, as
Trustee of the Michael T. Madren Revocable Trust**, to
me known to be the identical person named in and who
executed the foregoing instrument and acknowledged that
the person, as Trustee, executed the instrument as the
voluntary act and deed of the Trust and of the Trustee.

Michael T Madren

Michael T. Madren, as Trustee of the Michael T.
Madren Revocable Trust

07/31/2028



Rushane E Smith

REGISTRATION NUMBER
7657590
COMMISSION EXPIRES
July 31, 2028

[Signature]

Notary Public in and for said State

Notarized remotely online using communication technology via Proof.

STATE OF Texas)
)
COUNTY OF Waller)

SS:

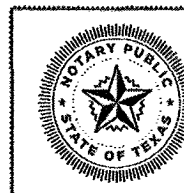
Dated: 08/20/2026

On this 20th day of August, 2026,
before me the undersigned, a Notary Public in and for said
State, personally appeared **Cynthia R. Madren, as
Trustee of the Cynthia R. Madren Revocable Trust**, to
me known to be the identical person named in and who
executed the foregoing instrument and acknowledged that
the person, as Trustee, executed the instrument as the
voluntary act and deed of the Trust and of the Trustee.

Cynthia R Madren

Cynthia R. Madren, as Trustee of the Cynthia R.
Madren Revocable Trust

07/06/2029



Shelbi Renee Falcon

ID NUMBER
133202461
COMMISSION EXPIRES
July 6, 2029

Shelbi Renee Falcon

Notary Public, State of Texas

Notary Public in and for said State

Electronically signed and notarized online using the Proof platform.