



Document 2026 2602

Book 2026 Page 2602 Pages 4
Date 9/01/2026 Time 11:46:26AM
Rec Amt \$22.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CORRECTED 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:



CORRECTED 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: 08/24/2026

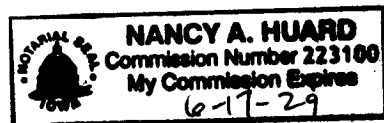
By: Rebecca S. Holmes
Rebecca S. Holmes, as Co-Trustee of the
Michael D. and Ilene Holmes Family Trust

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

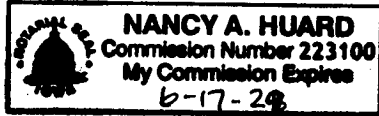
This record was acknowledged before me on Aug. 24, 2026, by
Rebecca S. Holmes as Co-Trustee of the Michael D. and Ilene Holmes Family Trust.



Nancy A. Huard
Signature of Notary Public

STATE OF IOWA, COUNTY OF DALLAS

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



Nancy Huard
Signature of Notary Public

EXHIBIT "A"

A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 300 feet West and 42 feet and 8 inches South of the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), 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, **EXCEPT** Parcel "HH" located therein, containing 22,193 square feet, 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.

This deed is given to correct the legal description on a trustee's deed executed on June 24, 2026, and recorded with the Madison County Recorder on July 1, 2026, at Book 2026, Page 1965