

\$224,630.00

BK: 2026 PG: 2706
Recorded: 9/10/2026 at 1:45:28.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$359.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Gavin Minor, 3006 318th Street, Truro IA 50257
Taxpayer: Gavin Minor, 3006 318th Street, Truro IA 50257
Preparer: DuWayne J. Dalen, 1401 Willis Avenue, P.O. Box 487, Perry, IA 50220, 515-465-4641



TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **Danielle R. Navarro, Trustee of the Russell and Beverly Roberts Irrevocable Trust dated December 6, 2013**, does hereby Convey to **Gavin Minor and Brooklyn Minor**, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-one (21), in Township Seventy-four (74) North, Range Twenty six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B", located therein, containing 3.287 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 378 on January 13, 1999, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "C", located therein, containing 4.62 acres, as shown in Plat of Survey filed in Book 2025, Page 2254 on August 22, 2025, 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 the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 8/27/2026, 2026.

Danielle R. Navarro

Danielle R. Navarro, Trustee of the Russell and
Beverly Roberts Irrevocable Trust dated
December 6, 2013

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on August 27, 2026, by Danielle
R. Navarro, Trustee of the above-entitled trust.

Duwayne J. Dalen
Signature of Notary Public

