

BK: 2026 PG: 2969
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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Geri D. Huser, PO Box 367, Altoona, IA 50009, Tel: 515-967-4264

Taxpayer Information: CMP Trust, 320 7th St. NW, Earlham, IA 50072

Return Document To: Geri D. Huser, PO Box 367, Altoona, Iowa 50009

Grantors: Colleen Peterson as trustee of Bruce & Colleen Peterson Trust U/A/D November 14, 2003

Grantees: Colleen Peterson as trustee of CMP Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Document 2006 4844, Book 2006, Page 4844



TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT

For the consideration of One Dollar(s) and other valuable consideration, Colleen Peterson, Trustee of Bruce & Colleen Peterson Trust U/A/D November 14, 2003, does hereby Convey to Colleen Peterson, Trustee of CMP Trust, the following described real estate in Madison County, Iowa:

Lot 10 of Williamson Addition Plat 1 to the City of Earlham, Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

The Grantor hereby warrants to Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple, 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 deposes and states that the Trustees personally know of all 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 Grantor is the presently existing Trustee of the above-named trust dated November 14, 2003, to which the above-described real estate was conveyed to the Trustee by Quit Claim Deed recorded on November 20, 2006, recorded in Book 2006 at Page 4844 in the office of the Madison County Recorder; that the trust is in existence, and the Grantor has good and lawful authority to sell and convey the real estate without any limitation or qualification whatsoever; that the transfer by the Trustee to the Grantee 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.

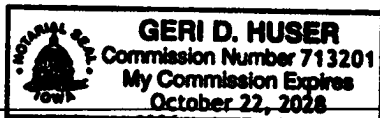
Dated: October 2, 2026.

Bruce & Colleen Peterson Trust U/A/D
November 14, 2003

By Colleen Peterson
Colleen Peterson, as Trustee

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on October 2, 2026, by Colleen Peterson, Trustee of the above-entitled trust.



Geri D. Huser
Signature of Notary Public