

BK: 2026 PG: 3049
Recorded: 10/13/2026 at 8:21:27.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$111.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$70,000.00
W/D 10-13-26 2026-3052

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax statement
& Return to: Zackery Rice & Danielle Rice, 5516 Pine Valley Dr Pleasant Hill IA 50327

TRUSTEE WARRANTY DEED

KNOW ALL PERSONS BY THIS DEED: That **Bradley W. Sweeney and Quendy S. Sweeney, Trustees of the Bradley W. Sweeney Living Trust Dated October 14, 2015** (the "Grantor"), do hereby Convey to **Zackery Rice and Danielle Rice** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following-described real estate:

Lot Three (3) of Sweeney Acres Subdivision, located in the North Half (1/2) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

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

The Grantor does hereby covenant 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 covenants, restrictions and easements of record. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be stated above. 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 the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustees to the Grantees is effective and rightful; and that the Trustees know 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 28 day of Sept., 2026.

**Bradley W. Sweeney Living Trust Dated
October 14, 2015**

By: Bradley W. Sweeney Trustee
Bradley W. Sweeney, Trustee

By: Quendy S. Sweeney Trustee
Quendy S. Sweeney, Trustee

STATE OF Texas, COUNTY OF Rains: ss

This record was acknowledged before me on 28 September 2026, by Bradley W. Sweeney and Quendy S. Sweeney, Trustees of the Bradley W. Sweeney Living Trust Dated October 14, 2015.

Karina Rodriguez
Notary Public

