BK: 2026 PG: 3249
Recorded: 11/2/2026 at 10:28:36.0 AM
Pages 3
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267

Taxpayer Information:
Jackson D. Lenocker
1375 – 150th Street
Earlham, Iowa 50072

Return Document To:
Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:
Geraldine Lenocker Trust

Grantees:
Jackson D. Lenocker

Legal Description: See Page 2

TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of $1.00 and no/100ths---------Dollar(s) and other valuable consideration **Geraldine Lenocker, Trustee of the GERALDINE LENOCKER TRUST dated June 3, 2013,** does hereby convey to **JACKSON D. LENOCKER** the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than $500.00; therefore, this transfer is exempt from Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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: 30th day of October, 2026.

By: Geraldine Lenocker
Geraldine Lenocker, Trustee.

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on the 30th day of October, 2026, by Geraldine Lenocker as Trustee of the above entitled trust.

Signature of Notary Public

SAMUEL H. BRALAND
MY COMMISSION EXPIRES
Iowa
NOTARIAL SEAL
JANUARY 18, 2029
COMMISSION NUMBER 103627

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Exhibit "A"

The East One-half of the Southwest Quarter (E½ SW¼) of Section 28, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And

The Northwest Quarter (NW¼) of Section 28, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And

Parcel "F" in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section 21, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 10.37 acres, as shown in plat of survey filed in Book 2011, Page 953 on April 14, 2011, in the Office of the Recorder of Madison County, Iowa.

And

The West One-half of the Southwest Quarter (W½ SW¼) of Section 21, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.