

BK: 2026 PG: 409  
Recorded: 2/13/2026 at 8:38:47.0 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:** Jeffrey Schultz, 1415 28th St STE 160, West Des Moines, IA 50266,  
Tel: (515) 727-0986

**Taxpayer Information:** Deborah A Town, 2945 187th Street, Winterset, IA 50273

**Return Document To:** Jeffrey Schultz, 1415 28th St STE 160, West Des Moines, IA 50266

**Grantors:** Deborah A. Town, Trustee of the Town Family Trust dated August 28, 2000

**Grantees:** T Town Family, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Deborah A. Town, Trustee of the Town Family Trust dated August 28, 2000, a single person, does hereby Convey to T Town Family, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

See Addendum.

**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.

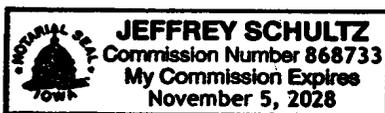
Dated: February 5, 2026.

Town Family Trust dated August 28, 2000

By Deborah A. Town  
Deborah A. Town, as Trustee

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on February 5, 2026, by Deborah A. Town, Trustee of the above-entitled trust.



Jeffrey Schultz  
Signature of Notary Public

## Addendum

The Southeast Quarter (1/4) of the Northwest Quarter (1/4); AND the South Half (1/2) of the Northeast Quarter (1/4); AND the North 10 1/2 acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4); AND Lot Two (2) of Lazy "S" Ranch Subdivision, located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4); ALL in Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

Parcel "B" located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-three (23) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 37.79 acres, as shown in Plat of Survey filed in Book 2010, Page 1547 on July 7, 2010, in the Office of the Recorder of Madison County, Iowa; AND Parcel "D" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 0.64 acres, as shown in Plat of Survey filed in Book 2010, Page 1637 on July 15, 2010, in the Office of the Recorder of Madison County, Iowa.