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Book 2026 Page 57 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$27.20
Rev Stamp# 9 DOV# 5

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$17,225⁰⁰

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Peter J. Rolwes, 5015 Grand Ridge Drive, West Des Moines, IA 50265, Tel: 515-223-4567

Taxpayer Information:

Larry G. Young Revocable Trust and Sherry M. Young Revocable Trust, 2552 Walnut Trail, St. Charles, IA 50240

Return Document To:

Larry G. Young Revocable Trust and Sherry M. Young Revocable Trust, 2552 Walnut Trail, St. Charles, IA 50240

Grantors:

Madelyn N. Young as Trustee of the Madelyn N. Young Revocable Trust

Grantees:

Larry G. Young as Trustee of the Larry G. Young Revocable Trust
Sherry M. Young as Trustee of the Sherry M. Young Revocable Trust

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, Madelyn N. Young, Trustee of the Madelyn N. Young Revocable Trust, does hereby Convey one-half (1/2) to Larry G. Young as Trustee of the Larry G. Young Revocable Trust, and one-half (1/2) to Sherry M. Young as Trustee of the Sherry M. Young Revocable Trust, the following described real estate in Madison County, Iowa:

See Addendum.

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 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: January 8, 2026

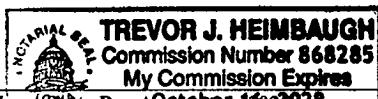
Madelyn N. Young Revocable Trust

By Madelyn Young
Madelyn N. Young, as Trustee

STATE OF IOWA, COUNTY OF POLK, SS:

This record was acknowledged before me on January 8, 2026, by Madelyn N. Young, as Trustee of the above-entitled trust.


Signature of Notary Public



ADDENDUM

An undivided one-fourth (1/4th) interest in and to:

A tract of land commencing at the Southeast corner of the West Half (W $\frac{1}{2}$) of the North Five (5) acres of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eleven (11) and running thence South 85° West, along the South line of said 5 acres and parallel to the North line of said 40 acre tract, a distance of 660 feet to the West line of said 40 acre tract, thence South 165.0 feet along the East line of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section, thence South 85° West parallel with the North line of said last described 40 acre tract, 855 feet to the East line of the county road, thence North 3°20' East, along the East line of said county road 860 feet, thence South 87°21' East 309 feet; thence North 02°59' East 100 feet; thence North 76°45' East 171 feet; thence South 75°30' East 99 feet; thence South 52°38' East 330 feet, thence South 17°1' East 245 feet; thence South 78°6' East 94 feet; thence North 47°1' East 200 feet; thence North 22°48' East 245 feet; thence South 81°58' East 220 feet; thence South to the point of beginning, containing 20.77 acres, more or less in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section Eleven (11), containing 3.838 acres, as shown in Plat of Survey filed in Book 2005, Page 5366 on November 4, 2005, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT any part thereof that lies within the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eleven (11).