

BK: 2026 PG: 741
Recorded: 3/19/2026 at 9:36:13.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Taxpayer & Return To: John D. Wells, 1584 – 120th, Earlham, Iowa 50072, 515-975-5564
Preparer: John D. Twillmann, 222 E. Market Street, Box 127, Panora, IA 50216, 641-755-2131



TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Mary W. Jobst, Trustee of the Peggy A. Wells Revocable Trust dated September 23, 2021, does hereby Convey to John D. Wells, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The Northwest Quarter (NW1/4) of Section Eight (8), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa;

And

The South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa, subject to and together with any discrepancies, conflicts in boundary lines shortage in area, encroachments and any facts which a correct survey, map and inspection of the property would disclose and which are not shown by public record.

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.

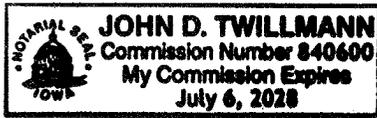
Dated: March 4, 2026.

Peggy A. Wells Revocable Trust

By Mary Jobst
Mary W. Jobst, as Trustee

STATE OF IOWA, COUNTY OF GUTHRIE

This record was acknowledged before me on March 4, 2026, by Mary W. Jobst, Trustee of the Peggy A. Wells Revocable Trust dated September 23, 2021.



John D. Twillmann
Signature of Notary Public