

**CONSIDERATION \$200,000**

BK: 2022 PG: 3222  
Recorded: 11/7/2022 at 8:51:44.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$319.20  
LISA SMITH 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:**

Nathan R. Brownlee and Andrea C. Brownlee  
2596 Truro Road  
St. Charles, Iowa 50240

**Return Document To:**

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Bruce G. Brownlee Trust

**Grantees:**

Nathan R. Brownlee  
Andrea C. Brownlee

**Legal Description:** See Page 2



**TRUSTEE WARRANTY DEED  
(Inter-Vivos Trust)**

For the consideration of \$200,000.00 and no/100ths----- Dollar(s) and other valuable consideration, Bruce G. Brownlee, Trustee of the **BRUCE G. BROWNLEE TRUST**, does hereby convey to **NATHAN R. BROWNLEE and ANDREA C. BROWNLEE, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

PARCEL F:

That part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the Northwest corner of said Section 25; thence North 84 degrees 25 minutes 34 seconds East, 1313.94 feet to the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 10 minutes 27 seconds East, 658.34 feet along the East line of said Northwest Quarter of the Northwest Quarter; thence South 83 degrees 47 minutes 54 seconds West, 1316.99 feet to the West line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 02 minutes 17 seconds West, 673.00 feet to the Point of Beginning, having an area of 20.00 Acres including 0.95 Acres of Road Easement.

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: 3 Nov, 2022.

  
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Bruce G. Brownlee, Trustee

STATE OF IOWA, COUNTY OF POLK: ss

This record was acknowledged before me on November 3, 2022, by Bruce G. Brownlee as Trustee of the above entitled trust.



Eric Leng  
Signature of Notary Public