

\$12,750.00

BK: 2024 PG: 2494
Recorded: 10/10/2024 at 1:53:06.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$20.00
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 (515) 758-2267

Taxpayer Information:

Jan F. Powell Revocable Trust
Pamela M. Powell Revocable Trust
9477 Aberdare Drive
Indianapolis, Indiana 46250

Return Document To:

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

Grantors:

Bruce G. Brownlee Trust

Grantees:

Jan F. Powell Revocable Trust
Pamela M. Powell Revocable Trust

Legal Description: See Page 2



TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of \$12,750.00 and no/100ths----- Dollar(s) and other valuable consideration, **Sue A. Brownlee and Sara J. Oldenkamp, as Co-Trustees of the BRUCE G. BROWNLEE TRUST**/^{convey to:} **Jan F. Powell as Trustee of the JAN F. POWELL REVOCABLE TRUST, an undivided one-half interest, and to Pamela M. Powell as Trustee of the PAMELA M. POWELL REVOCABLE TRUST, an undivided one-half interest** in and to the following described real estate in Madison County, Iowa:

A tract of land described as follows: Commencing 685 feet North of the Southeast corner of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section 26, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence running South 84°50' West, 192 feet, North 227 feet, thence North 84°50' East, 192 feet, thence South 227 feet to the point of beginning, Madison County, 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.

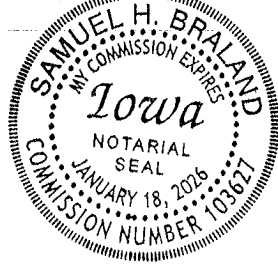
Dated: 27 day of September, 2024.


Sue A. Brownlee, Co-Trustee


Sara J. Oldenkamp, Co-Trustee

STATE OF IOWA, COUNTY OF STORY: ss

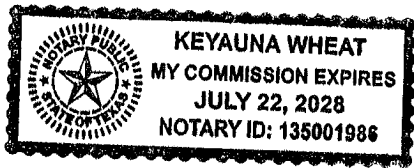
This record was acknowledged before me on the 3rd day of October, 2024, by Sara J. Oldenkamp as Co-Trustee of the above entitled trust.



Samuel H. Braland
Signature of Notary Public

STATE OF TEXAS, COUNTY OF TRAVIS: ss

This record was acknowledged before me on the 27 day of September, 2024, by Sue A. Brownlee as Co-Trustee of the above entitled trust.



Keyauna Wheat
Signature of Notary Public